

Table of Contents

Table of Contents	1
Executive Summary Report	3
<i>Sales Sample Representation of Population - Year Built or Year Renovated.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade.....</i>	<i>6</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated</i>	<i>7</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Grade</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
<i>Highest and Best Use Analysis.....</i>	<i>11</i>
<i>Special Assumptions, Departures and Limiting Conditions</i>	<i>11</i>
<i>Identification of the Area</i>	<i>12</i>
Name or Designation:	12
Boundaries:	12
Maps:	12
Area Description:.....	12
<i>Preliminary Ratio Analysis</i>	<i>13</i>
<i>Scope of Data.....</i>	<i>13</i>
Land Value Data:	13
Improved Parcel Total Value Data:	13
Land Model.....	14
<i>Model Development, Description and Conclusions.....</i>	<i>14</i>
<i>Land Value Model Calibration</i>	<i>15</i>
<i>Vacant Sales Used In This Physical Inspection Analysis.....</i>	<i>20</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>22</i>
Improved Parcel Total Value Model:	23
<i>Model Development, Description and Conclusions.....</i>	<i>23</i>
<i>Improved Parcel Total Value Model Calibration</i>	<i>24</i>
<i>Improved Parcel Valuation Model.....</i>	<i>25</i>
<i>Improved Sales Used In This Physical Inspection Analysis.....</i>	<i>27</i>
<i>Improved Sales Removed From This Physical Inspection Analysis.....</i>	<i>53</i>
Model Validation.....	58
<i>Total Value Model Conclusions, Recommendations and Validation:.....</i>	<i>58</i>

<i>Area 36 Physical Inspection Ratio Confidence Intervals.....</i>	59
<i>2006 Improved Parcel Ratio Analysis</i>	62
<i>2007 Improved Parcel Ratio Analysis</i>	63
Mobile Home Analysis	64
<i>Scope of Mobile Home Data</i>	64
<i>Model Development, Description and Conclusions.....</i>	64
USPAP Compliance.....	65
<i>Client and Intended Use of the Appraisal:.....</i>	65
<i>Definition and date of value estimate:</i>	65
Market Value.....	65
Highest and Best Use.....	65
Date of Value Estimate.....	66
<i>Property rights appraised:.....</i>	66
Fee Simple	66
<i>Assumptions and Limiting Conditions:.....</i>	66
<i>Scope Of Work Performed:.....</i>	67
<i>CERTIFICATION:</i>	68

Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

Area Name / Number: Woodinville/Cottage Lake/Hollywood Hill/ Area 36

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 726

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$170,900	\$304,500	\$475,400	\$544,900	87.2%	16.14%
2007 Value	\$209,300	\$326,800	\$536,100	\$544,900	98.4%	14.95%
Change	+\$38,400	+\$22,300	+\$60,700		+11.2%	-1.19%
% Change	+22.5%	+7.3%	+12.8%		+12.8%	-7.36%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of **-1.19%** and **-7.36%** actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$182,500	\$282,900	\$465,400
2007 Value	\$222,300	\$301,100	\$523,400
Percent Change	+21.8%	+6.4%	+12.5%

Number of improved Parcels in the Population: 4803

The population summary above excludes mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

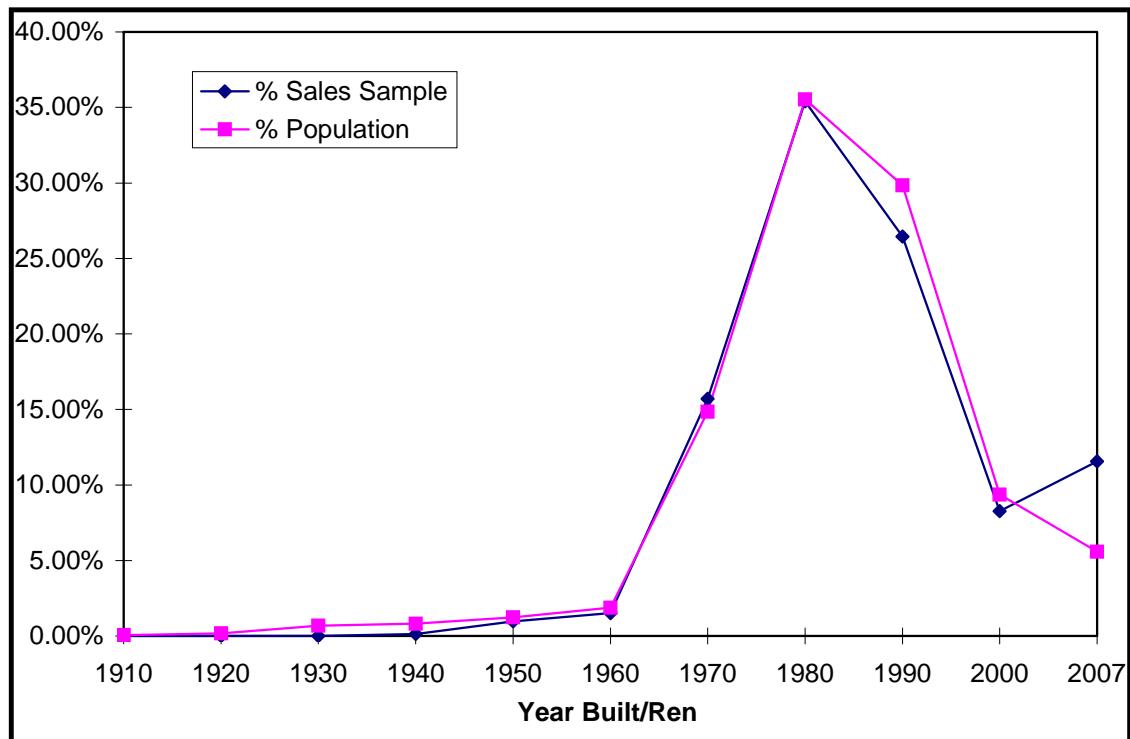
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.14%
1950	7	0.96%
1960	11	1.52%
1970	114	15.70%
1980	257	35.40%
1990	192	26.45%
2000	60	8.26%
2007	84	11.57%
	726	

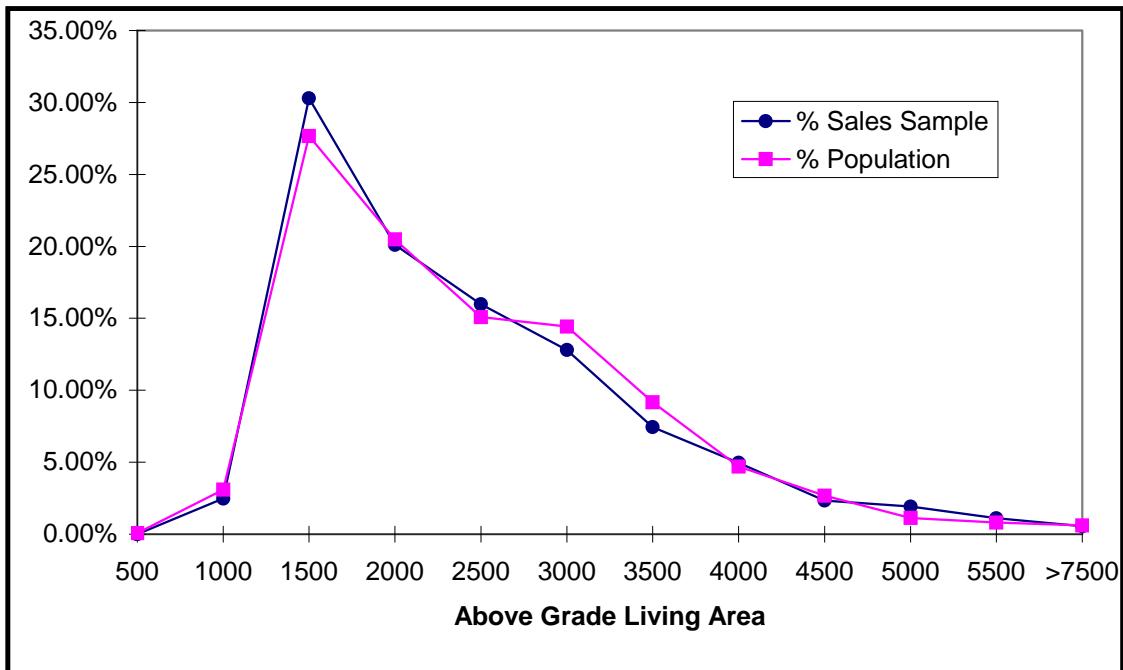
Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	8	0.17%
1930	33	0.69%
1940	39	0.81%
1950	59	1.23%
1960	90	1.87%
1970	713	14.84%
1980	1707	35.54%
1990	1433	29.84%
2000	450	9.37%
2007	268	5.58%
	4803	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

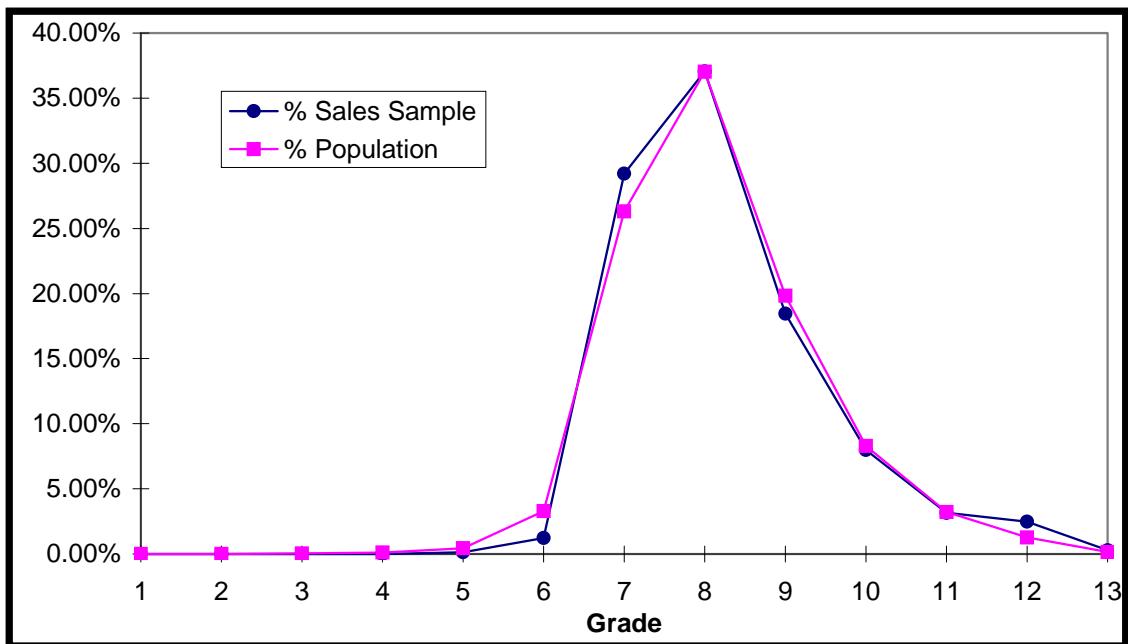
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.08%
1000	18	2.48%	1000	149	3.10%
1500	220	30.30%	1500	1329	27.67%
2000	146	20.11%	2000	984	20.49%
2500	116	15.98%	2500	725	15.09%
3000	93	12.81%	3000	693	14.43%
3500	54	7.44%	3500	441	9.18%
4000	36	4.96%	4000	226	4.71%
4500	17	2.34%	4500	129	2.69%
5000	14	1.93%	5000	54	1.12%
5500	8	1.10%	5500	39	0.81%
>7500	4	0.55%	>7500	30	0.62%
	726			4803	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

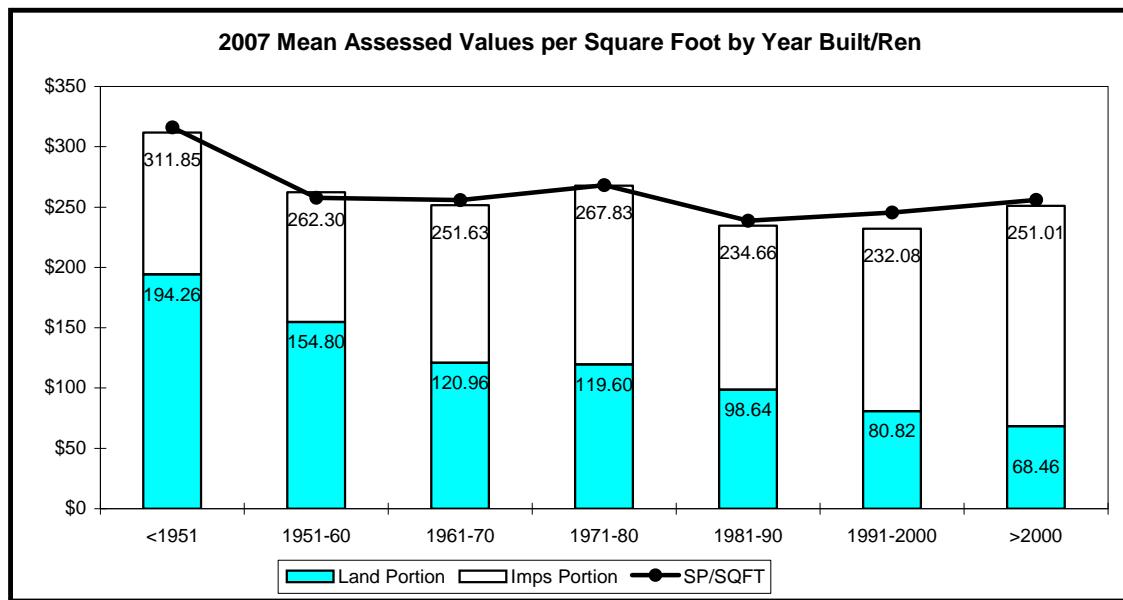
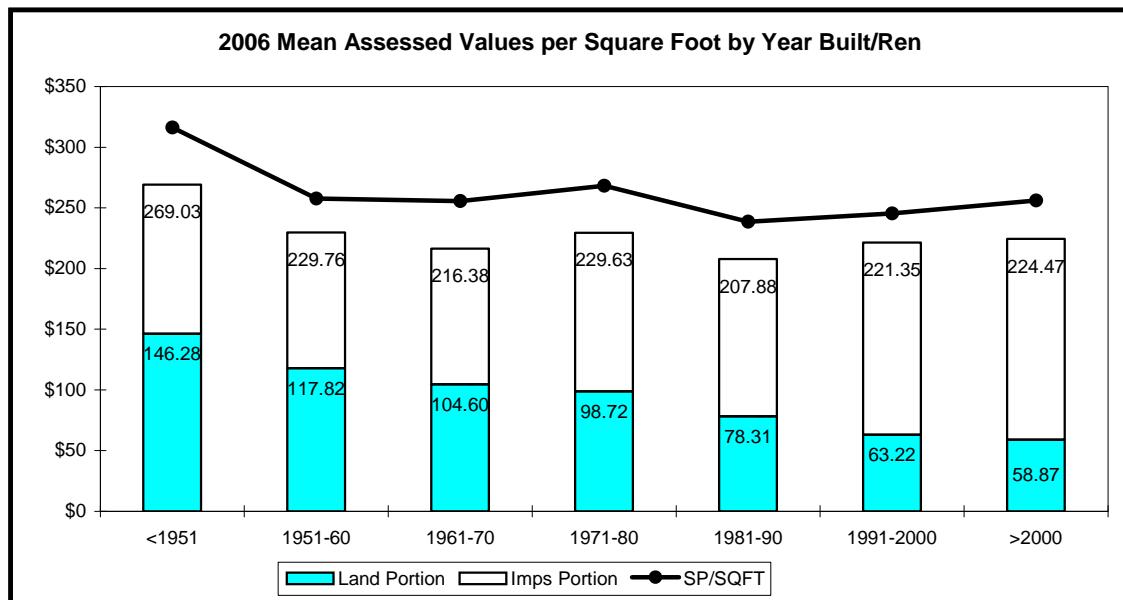
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.04%
4	0	0.00%	4	5	0.10%
5	1	0.14%	5	21	0.44%
6	9	1.24%	6	158	3.29%
7	212	29.20%	7	1264	26.32%
8	269	37.05%	8	1779	37.04%
9	134	18.46%	9	953	19.84%
10	58	7.99%	10	398	8.29%
11	23	3.17%	11	155	3.23%
12	18	2.48%	12	61	1.27%
13	2	0.28%	13	7	0.15%
	726			4803	



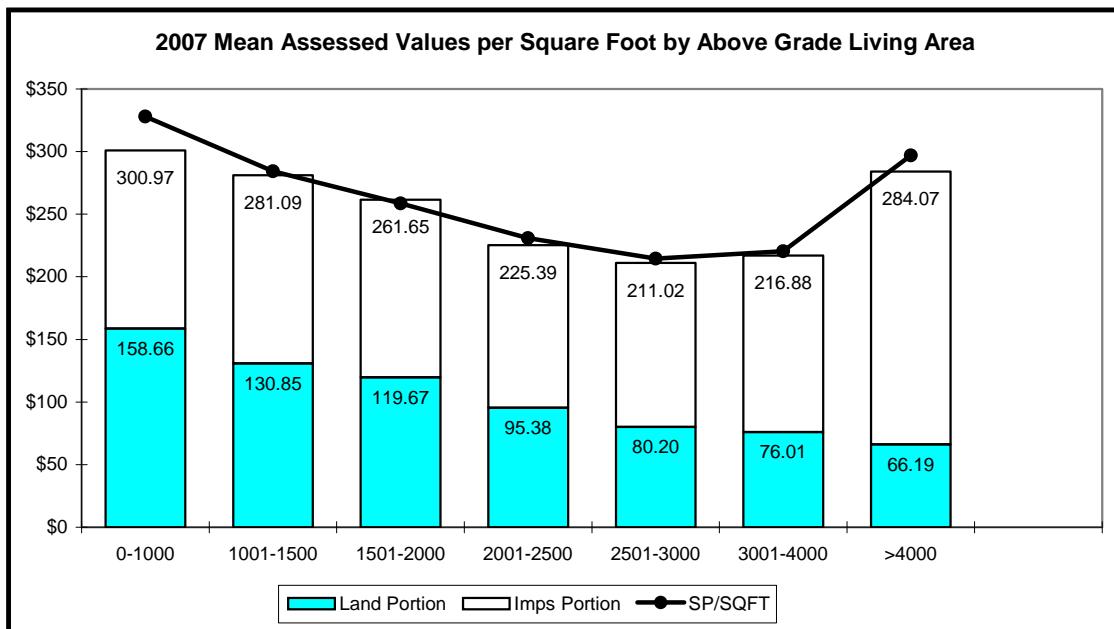
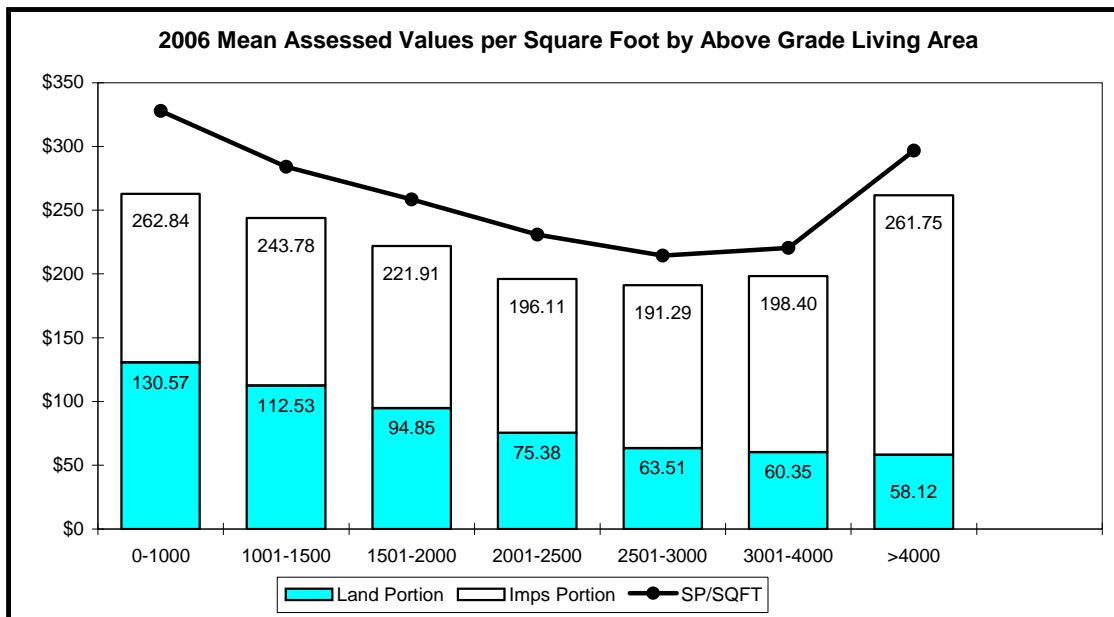
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated



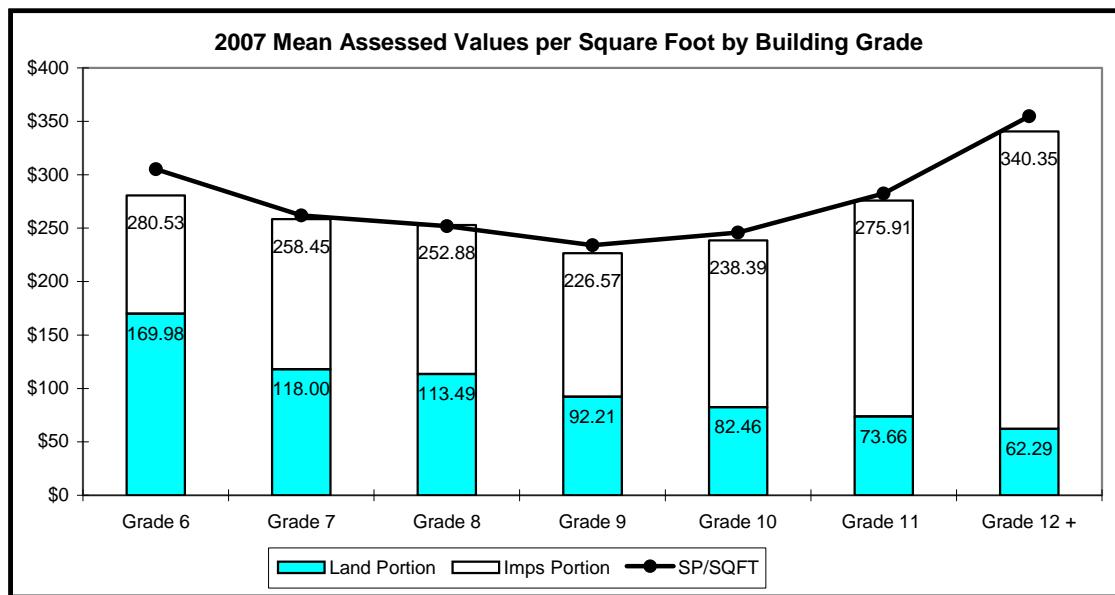
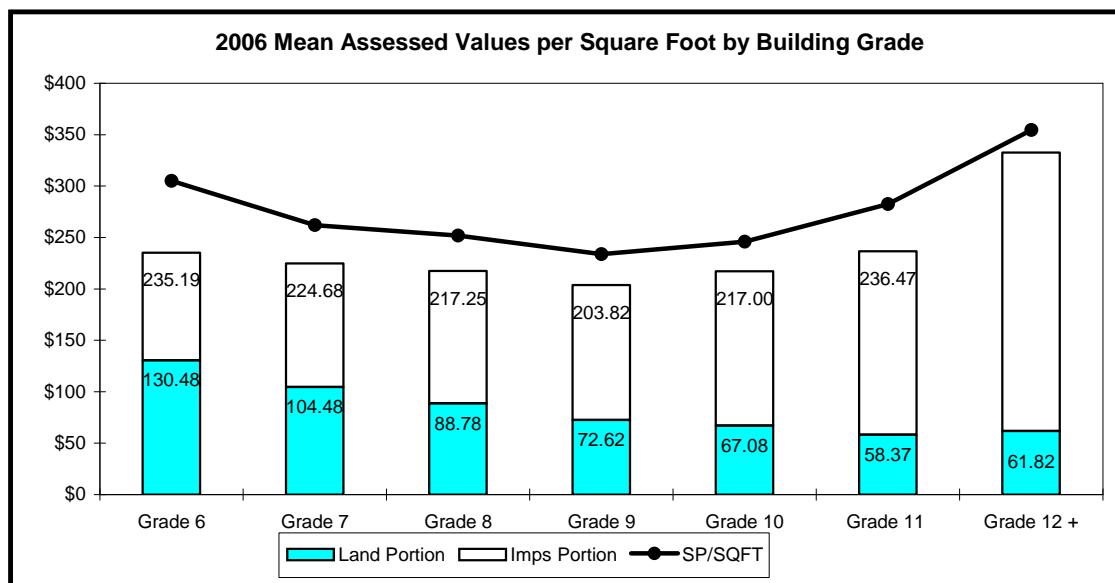
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area



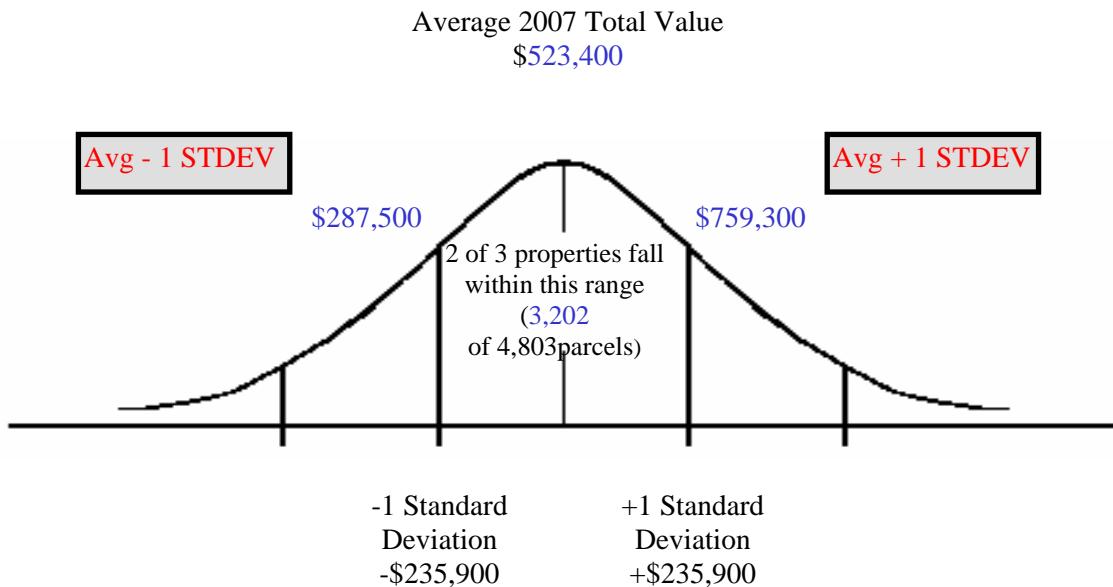
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Woodinville / Cottage Lake / Hollywood Hills / Rein Tree

Boundaries:

Area 36-1, Cottage Lake is defined by the boundaries of Woodinville Duvall Road on the north and NE 154th Street on the south, and extends west from 200th Avenue NE to 175th Avenue NE. Sub area 1 is the Southeast border of area 36.

Area 36-2, Woodinville is defined by the boundaries of Snohomish county line on the north and NE 173rd Street on the south, and extends east from Woodinville Duvall to 170th Avenue NE Road. Sub area 2 is the Northwest border for area 36.

Area 36-3, Hollywood Hill is defined by the boundaries of NE 172 Place on the north and NE 135th Street on the south, and extends east from Woodinville Redmond Road to 174th Avenue NE. Sub area 3 is the Southwest border for area 36.

Area 36-11, Rein Tree is defined by the boundaries of Snohomish county line on the north and Woodinville Duvall Road on the south, and extends west from Paradise Lake Road to 181st Avenue NE. Sub area 11 is the Northeast border for area 36

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 93 has four distinct neighborhoods; Woodinville proper, Rein Tree, Cottage Lake, and Hollywood Hill on the South end. The area is a mixture of single family platted neighborhoods, single family homes on tax lots with some multi family residential and commercial properties. Area 36 has become increasingly desirable due to the appeal of larger lots which can accommodate equestrian, estate size properties, and its proximity to Microsoft campus.

Sub-Area 36-1 Cottage Lake is a mixture of platted neighborhoods and scattered tax lots. The majority of plats were developed in the mid 1970. The main focal point of the area is Cottage Lake and access to Redmond.

Sub-Area 36-2 Woodinville is an established community of platted neighborhoods with some scatter tax lots. Due to Woodinville's growing commercial district, easy access to Redmond, and added sewer lines, the demand for Single Family Housing has increased in the area.

Sub-Area 36-3 Hollywood Hill is an established community of estate size tax lots with some platted neighborhoods. Because of the estate size lots, riding trails, and arenas, there is a strong attraction for the area by the equestrian community. However, new construction in the area has been regulated by the Home Owners Association.

Sub-Area 36-11 Rein Tree is an established neighborhood of plats going back to the 1970's and as new as the 1990's. The main attraction for the community is the privacy and the quiet streets.

The consistent quality of construction and mature landscaping also lends to the desirability of area.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.14% to 14.95%.

Scope of Data

Land Value Data:

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. From the 36 vacant land sales, we were able to establish reliable land values.

Further consideration was given to 4 teardown sales for additional market evidence and as support in the building of the land valuation model.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 5277 parcels in area 36, most of which are located in plats.

Vacant sales from 1/1/2004 to 1/1/2007 were given primary consideration for valuing land. From the 36 vacant land sales, we were able to establish reliable land values.

Further consideration was given to the 4 teardown land sales for additional market evidence and as support in the building of the land valuation model.

Base land values were calculated on the size of the lots, plus or minus any amenities or impacts.
(See land schedule)

A number of parcels in area 36 have Territorial, Cascade Mt, or Olympic Mt., and small lake view amenities. Paired sales analysis was used to determine the positive adjustment for these properties. Paired sales analysis was also used to measure the impacts from: topography, traffic noise, streams, sensitive areas, and other nuisances. The adjustments for negative and positive impacts were applied to those properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 36 Land Schedule

Lots Size	South Woodinville
4,356 Sqft	\$125,000
10,890 Sqft	\$175,000
21,780 Sqft	\$250,000
32,670 Sqft	\$280,000
1.00 Ac	\$300,000
1.25 Ac	\$320,000
1.50 Ac	\$340,000
1.75 Ac	\$360,000
2.00 Ac	\$380,000
2.50 Ac	\$410,000
3.00 Ac	\$440,000
3.50 Ac	\$460,000
4.00 Ac	\$480,000
4.50 Ac	\$490,000
5.00 Ac	\$500,000
5.50 Ac	\$510,000
6.00 Ac	\$520,000
6.50 Ac	\$530,000
7.00 Ac	\$540,000
7.50 Ac	\$550,000
8.00 Ac	\$560,000
8.50 Ac	\$570,000
9.00 Ac	\$580,000
9.50 Ac	\$590,000
10.00 Ac	\$600,000
>10 Ac (\$600,000 + \$50,000) Per Additional Acre	Subdividable Lots
>15 Ac (\$850,000 + \$25,000) Per Additional Acre	
>20 Ac (\$975,000 + \$15,000) Per Additional Acre	
Lot Size	North Woodinville
4,356 Sqft	\$112,000
7,623 Sqft	\$134,000
10,890 Sqft	\$157,000
16,335 Sqft	\$191,000
21,780 Sqft	\$225,000
27,225 Sqft	\$238,000
32,670 Sqft	\$252,000
38,115 Sqft	\$261,000
1.00 Ac	\$270,000
1.25 Ac	\$288,000

1.50 Ac	\$306,000
1.75 Ac	\$324,000
2.00 Ac	\$342,000
2.50 Ac	\$369,000
3.00 Ac	\$396,000
3.50 Ac	\$414,000
4.00 Ac	\$432,000
4.50 Ac	\$441,000
5.00 Ac	\$450,000
5.50 Ac	\$459,000
6.00 Ac	\$468,000
6.50 Ac	\$477,000
7.00 Ac	\$486,000
7.50 Ac	\$495,000
8.00 Ac	\$504,000
8.50 Ac	\$513,000
9.00 Ac	\$522,000
9.50 Ac	\$531,000
10.00 Ac	\$540,000
>10 Ac (\$540,000 + \$50,000) Per Additional Acre	Subdividable Lots
>15 Ac (\$790,000 + \$25,000) Per Additional Acre	
>20 Ac (\$915,000 + \$15,000) Per Additional Acre	
Lots Size	East Woodinville
4,356 Sqft	\$84,000
6,534 Sqft	\$105,000
8,712 Sqft	\$121,000
10,890 Sqft	\$132,000
13,068 Sqft	\$142,000
15,246 Sqft	\$150,000
17,424 Sqft	\$157,000
19,602 Sqft	\$163,000
21,780 Sqft	\$169,000
26,136 Sqft	\$179,000
30,492 Sqft	\$187,000
34,848 Sqft	\$194,000
39,204 Sqft	\$200,000
1.00 Ac	\$206,000
1.25 Ac	\$218,000
1.50 Ac	\$227,000
1.75 Ac	\$235,000
2.00 Ac	\$242,000
2.25 Ac	\$249,000
2.50 Ac	\$254,000
2.75 Ac	\$259,000
3.00 Ac	\$264,000
3.25 Ac	\$268,000
3.50 Ac	\$272,000

3.75 Ac	\$276,000
4.00 Ac	\$279,000
4.25 Ac	\$282,000
4.50 Ac	\$285,000
4.75 Ac	\$288,000
5.00 Ac	\$291,000
5.25 Ac	\$294,000
5.50 Ac	\$296,000
5.75 Ac	\$298,000
6.00 Ac	\$301,000
6.25 Ac	\$303,000
6.50 Ac	\$305,000
6.75 Ac	\$307,000
7.00 Ac	\$309,000
7.25 Ac	\$311,000
7.50 Ac	\$312,000
7.75 Ac	\$314,000
8.00 Ac	\$316,000
8.25 Ac	\$318,000
8.50 Ac	\$319,000
8.75 Ac	\$321,000
9.00 Ac	\$322,000
9.25 Ac	\$324,000
9.50 Ac	\$325,000
9.75 Ac	\$326,000
10.00 Ac	\$328,000
>10 Ac (\$328,000 + \$40,000) Per Additional Acre	Subdividable Lots
>15 Ac (\$528,000 + \$20,000) Per Additional Acre	
>20 Ac (\$628,000 + \$10,000) Per Additional Acre	

Lake Leota Waterfront

< 85 front feet (Base lot + \$1,400 per foot)

85-100 front feet (Base lot + \$119,000) + \$600 per additional front foot over 85 feet

>100 front feet (Base lot + \$140,000) + \$300 per additional front foot over 100 feet

Cottage Lake

< 74 front feet (Base lot + \$3,300 per front foot)

74-100 front feet (Base lot + \$240,000) + \$1,000 per additional front foot over 74 feet

>100 front feet (Base lot + \$267,000) + \$500 per additional front foot over 100 feet

Land Value Adjustments			
Topo/Wetland	minus 5-50%		
Non Buildable	minus 75%		
Irregular Size/Shape	minus 5-50%		
Traffic		Avondale Road	
High	minus 12%	minus 8%	
Moderate	minus 5 %		
Egress (driveway access directly to high traffic road)	minus 10%	minus 8%	
Views		Excellent	Good
Mountains (Olympic/Cascade)	Plus 15%	Plus 10%	Plus 5%
Territorial	Plus 10%	Plus 5%	

Plat Values		
36-1		
Name	Major	Base Land
Cottage Lake Beach Club	177400	\$140,000
Cottage Lake Ranch	177580	\$140,000
Cottage Lake Ranch	177591	\$142,000
Cottage Lake Ranch	177592	\$132,000
Cottage Lake Ranch	177593	\$132,000
Cottage Glen	177100	\$132,000
36-2		
Name	Major	Base Land
Green Brier Glen	289640	\$117,000
Tanglin Ridge	856470	\$134,000
Nolan Woods	610400	\$315,000
Reinwood Div 1	721480	\$157,000
Reinwood Div 2	721481	\$157,000
Reinwood Div 3	721482	\$157,000
Woodinville Heights	951720	\$157,000
Woodinville Highlands	951730	\$157,000
Woodview Crest	956080	\$157,000
Neighborhood 1		\$300,000
Neighborhood 2		\$281,000

36-3		
Name	Major	Base Land
The Farm Div 1	248160	\$290,000
The Farm Div 2	248161	\$320,000
The Farm Div 3	248162	\$320,000
The Farm Div 4	248163	\$320,000
Holly Brooks Heights	339535	\$280,000
Olde Hickory Place	635400	\$280,000
36-11		
Name	Major	Base Land
Cottage Lake Bridle Trails	177420	\$195,000
Cottage Lake Bridle Trails Div 2	177421	\$195,000
Cottage Lake Bridle Trails Div 3	177422	\$195,000
Cottage Lake Bridle Trails Div 4	177423	\$195,000
Deer Run Estates	193908	\$195,000
Evergreen Vista	242610	\$195,000
Hunting Highlands Div 1	353020	\$195,000
Hunting Highlands Div 2	353021	\$195,000
Paradise Lake Estates	662610	\$195,000
Rein Tree	721470	\$195,000
Rein Tree Div 1	721471	\$195,000
Rein Tree Div 2	721472	\$195,000
Rein Tree Div 3	721473	\$190,000
Rein Tree Div 7	721477	\$210,000
Rein Tree Div 8	721478	\$195,000
Rein Tree Div 9	721479	\$195,000
Serena East	769546	\$195,000
Serena Estates	769547	\$195,000
White Oaks	935930	\$195,000

Vacant Sales Used In This Physical Inspection Analysis

Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	162870	0155	08/2005	\$135,000	198,395	N	N
001	177550	0320	09/2004	\$207,500	77,101	N	N
001	177580	0720	04/2006	\$110,000	11,960	N	N
001	177592	0130	11/2005	\$100,000	10,500	N	N
001	177593	0350	07/2004	\$89,950	10,800	N	N
002	012605	9123	02/2006	\$252,500	36,600	N	N
002	012605	9123	11/2004	\$200,000	36,600	N	N
002	022605	9040	04/2005	\$185,100	47,178	N	N
002	404590	0038	04/2005	\$180,000	15,780	N	N
002	421525	0080	06/2004	\$300,000	39,391	N	N
002	324450	0056	09/2004	\$850,000	46,517	N	N
002	022605	9183	07/2004	\$300,000	33,379	N	N
002	022605	9184	03/2005	\$340,000	33,420	N	N
002	022605	9185	03/2004	\$251,500	35,288	N	N
002	610400	0010	10/2004	\$355,000	35,371	N	N
002	610400	0020	10/2004	\$365,000	35,510	N	N
002	610400	0030	10/2004	\$375,000	35,510	N	N
002	610400	0050	10/2004	\$365,000	35,434	N	N
002	610400	0060	10/2004	\$299,000	35,611	N	N
002	610400	0070	10/2004	\$405,000	79,476	N	N
002	012605	9311	08/2005	\$225,000	50,524	N	N
003	012605	9128	03/2004	\$180,000	197,762	N	N
003	112605	9027	05/2006	\$375,000	72,309	N	N
003	112605	9071	05/2005	\$524,950	165,528	N	N
003	112605	9113	04/2004	\$300,000	82,328	N	N
003	113610	0150	04/2005	\$390,000	95,587	N	N
003	122605	9043	06/2004	\$315,000	54,885	N	N
003	142605	9032	07/2006	\$460,000	92,782	N	N
003	142605	9071	10/2006	\$412,000	54,014	N	N
003	242605	9120	04/2004	\$360,000	35,089	N	N
003	340170	0086	10/2004	\$298,000	219,908	N	N
003	340170	0094	05/2006	\$386,000	63,858	N	N
003	340470	0093	08/2006	\$300,000	18,001	N	N
003	142605	9122	10/2005	\$375,000	30,580	N	N
003	112605	9239	05/2004	\$225,000	53,578	N	N
003	361201	0010	08/2005	\$650,000	65,776	Y	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 36***

*Tear Down		Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	112605	9063	07/2004	\$265,000	47,916	N	N		
002	404590	0010	10/2004	\$210,000	19,680	Y	Y		
002	404590	0108	02/2005	\$180,000	15,228	N	N		
002	610400	0040	10/2004	\$365,000	35,510	N	N		

*Note on Tear down Parcels sales: Consideration was given to the 4 Tear Down land sales for additional market evidence and as support in the building of the land valuation model.

Vacant Sales Removed From This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	115500	0030	10/2007	\$10,000	NO MARKET EXPOSURE
001	115500	0030	10/2007	\$10,000	NO MARKET EXPOSURE
002	324450	0060	01/2007	\$469,000	NO MARKET EXPOSURE
002	32605	9044	06/2007	\$601,000	NO MARKET EXPOSURE
002	32605	9038	07/2007	\$435,000	BUILDER OR DEVELOPER SALES
002	112605	9152	03/2007	\$600,000	BUILDER OR DEVELOPER SALES
002	32605	9038	07/2007	\$435,000	BUILDER OR DEVELOPER SALES
002	32605	9044	06/2007	\$601,000	BUILDER OR DEVELOPER SALES
002	112605	9152	03/2007	\$600,000	BUILDER OR DEVELOPER SALES
002	324450	0060	01/2007	\$469,000	NO MARKET EXPOSURE
002	856470	0130	07/2007	\$412,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122605	9183	09/2007	\$149,031	EXEMPT FROM EXCISE TAX
003	112605	9113	04/2007	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	102605	9118	12/2007	\$2,300,000	BUILDER OR DEVELOPER SALES
003	112605	9027	05/2007	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232605	9104	12/2007	\$210,000	NO MARKET EXPOSURE
003	232605	9094	06/2007	\$210,000	NO MARKET EXPOSURE
003	102605	9118	12/2007	\$2,300,000	BUILDER OR DEVELOPER SALES
003	232605	9094	06/2007	\$210,000	NO MARKET EXPOSURE
003	232605	9104	12/2007	\$210,000	NO MARKET EXPOSURE
003	112605	9027	05/2007	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9113	04/2007	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122605	9043	06/2007	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340170	0094	05/2007	\$386,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	142605	9122	10/2007	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9239	05/2007	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	361201	0010	08/2007	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242605	9058	08/2007	\$375,000	NO MARKET EXPOSURE; MOBILE HOME

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represented the population quite well for most characteristics. Charts which illustrate these representations are included in the Executive Summary section of this report.

This report does not include any market trends. Only sales for the previous three years were utilized to minimize the effect of any marked trends upon the assessed value.

A single value model was developed for this area. It is multiplicative model calibrated using market sales data. The analysis for this area consisted of a general review of applicable characteristics such as base land value, building grade, age, condition, living area, accessory buildings, lot size, land issues, and neighborhood. The results showed that including variables for base land value, building replacement cost new (RCN), accessory building replacement cost less depreciation (RCNLD), age, condition, grades greater than 10 not in major 6104000, very good condition, lot size greater 3 acres, improvements with traffic impact, and Noland Wood plat 6104000 improved the level of assessments and uniformity throughout the area.

Exceptions parcels parameters are listed under the Total Value Parcel Model in the next section. The multiplicative model excludes parcel where the base land value exceed the total value calculated by the model. Other parcels that were excluded Grade less than 6 and greater than 11, condition less than fair, and Tanglin Ridge plat 856470. These properties were valued utilizing the total value model, direct cost model, and market sales as an indicator.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

The majority of improved properties in Area 36 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical Software). RCN is acronym of Replacement Cost New and RCNLD is Replacement Cost New Less Deprecation. Excel transformation with regression coefficients are in italics.

<u>Variable</u>	<u>Transformation</u>
Intercept	=1.83535
Base Land	=Natural Log of Total Base Land Divided by 1000 =LN (Base Land/1000)*.2750404
Building RCN	=Natural Log of Building RCN divided by 1000 =LN (BuildingRCN/1000)*.5231551
Accessory RCNLD	=Natural Log of Accessory RCNLD divided by 100+1 =LN ((Accessory RCNLD/100)+1)*.008016601
Age	=Natural Log of Age +1 =LN (Age+1)* -.0885874400
Condition	=Natural Log of condition =LN (condition)* .2331434
Nolan Woods 610400	=Natural Log of 10 if located in Nolan Woods =if(MajNumeric=610400)*((LN(10))*.2486022
Grade Greater 10	=Natural Log of 10 if grade is greater than 10 and not in Plat 610400 =If((Grade>10)*(MajNumeric<>610400))*((LN(10))*.05519234
Very Good Condition	=Natural Log of 10 if Condition is Very Good =if(Condition=5)*(LN (10))* .0463326400
Large Lots	=Natural Log of 10 if lot size is greater than 3 acres =If(SqFtLot>130679)*(LN (10))* .05911164
Heavy Traffic	=Natural Log of 10 if coded for traffic =if (Heavy Traffic=1)*(LN(10))* -.0135861300

Improved Parcel Valuation Model

EXP (1.83535+ .2486022*Plat610400YN+ .2750404*BaseLandC+ .5231551*BldgRcnC+
8.016601E-03*AccyRcnldC-8.858744E-02*AgeC+ 5.519234E-02*HiGradeYN+
.2331434*ConditionC+ 4.633264E-02*VGoodYN+ 5.911164E-02*BigLotYN-1.358613E-
02*HvyTrafYN)*1000

Truncate the results to “000”

Select Land Value=Base Land Value

Select Improvement Value=EMV-Select Land Value

Exceptions:

- Tanglin Ridge Plat 856470
- Age > 40
- Condition < Fair
- Grade < 5
- Number of building > 1
- If total EMV is < base land value
- Building's with % obsolescence > 0
- Building's with % net condition > 0
- Building's < 100% complete

Exception Parcel Valuation:

- | |
|---------------------------|
| 90% of EMV Imp |
| Total RCNLD |
| Total RCNLD |
| Total RCNLD |
| EMV Bldg 1 + RCNLD Bldg 2 |
| Appraiser Select |
| % of EMV |
| % of EMV |
| % of EMV |

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	163070	0100	05/2006	\$458,000	1,140	0	5	1935	3	26,560	Y	Y	17420 185TH AVE NE
001	073750	0070	04/2006	\$384,750	840	840	6	1970	4	11,850	N	N	19319 NE 172ND ST
001	177592	0190	05/2005	\$261,950	940	0	6	1971	3	11,200	N	N	15602 173RD AVE NE
001	177450	0021	03/2006	\$328,500	970	0	6	1945	4	28,000	N	N	16210 AVONDALE RD NE
001	073750	0100	01/2004	\$235,000	1,350	0	6	1970	4	10,044	N	N	19330 NE 172ND ST
001	177580	0870	11/2004	\$255,500	820	550	7	1976	3	12,870	N	N	17902 NE 156TH ST
001	177580	0940	05/2004	\$213,010	860	0	7	1970	4	12,800	N	N	15810 182ND AVE NE
001	177100	0380	04/2006	\$300,950	940	0	7	1968	3	11,416	N	N	15837 199TH AVE NE
001	177110	0180	04/2006	\$293,000	940	0	7	1968	4	9,180	N	N	17512 199TH AVE NE
001	177111	0410	05/2006	\$326,500	940	0	7	1969	4	9,520	N	N	17818 198TH AVE NE
001	177111	0740	06/2006	\$312,000	940	0	7	1969	4	9,594	N	N	19665 NE 176TH ST
001	177550	0121	09/2004	\$249,950	940	0	7	1967	4	11,213	N	N	16403 AVONDALE RD NE
001	177111	0340	06/2005	\$269,950	960	0	7	1969	4	9,075	N	N	17825 199TH AVE NE
001	177590	0080	10/2004	\$280,000	960	0	7	1967	4	11,664	N	N	18026 NE 156TH ST
001	177110	0030	04/2006	\$306,100	1,000	0	7	1977	3	9,075	N	N	19909 NE 175TH ST
001	163070	0267	08/2005	\$285,400	1,010	540	7	1948	5	9,775	N	N	18417 NE WOODINVILLE-DUVALL RD
001	177100	0650	05/2005	\$339,950	1,010	800	7	1968	4	9,150	N	N	15827 197TH PL NE
001	177100	0350	11/2005	\$332,500	1,030	460	7	1976	4	5,850	N	N	15856 199TH AVE NE
001	177110	0340	08/2004	\$249,950	1,030	460	7	1977	4	7,236	N	N	17731 199TH PL NE
001	177000	0490	12/2006	\$310,000	1,060	0	7	1977	3	16,470	N	N	15523 187TH AVE NE
001	177450	0105	10/2004	\$252,950	1,060	0	7	1967	3	20,116	N	N	15534 AVONDALE RD NE
001	177580	0580	06/2006	\$341,000	1,060	410	7	1967	3	13,050	N	N	15905 181ST PL NE
001	177580	1240	04/2005	\$370,000	1,060	1,000	7	1968	4	10,400	N	N	18040 NE 155TH PL
001	177592	0250	08/2006	\$362,500	1,060	530	7	1978	3	7,980	N	N	15708 173RD AVE NE
001	163070	0287	10/2005	\$348,500	1,080	1,080	7	1964	4	20,878	Y	N	17708 184TH AVE NE
001	177592	0360	09/2006	\$396,550	1,080	1,050	7	1976	3	9,750	N	N	17250 NE 156TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177592	0260	06/2004	\$249,950	1,090	750	7	1976	3	9,100	N	N	15714 173RD AVE NE
001	177592	0380	02/2004	\$255,000	1,090	750	7	1976	4	9,100	N	N	17259 NE 156TH CT
001	177400	0130	09/2005	\$369,950	1,100	480	7	1968	3	10,150	N	N	19033 NE 165TH PL
001	177100	0370	08/2005	\$285,000	1,120	0	7	1968	3	16,650	N	N	15845 199TH AVE NE
001	177110	0160	06/2004	\$235,000	1,120	0	7	1968	4	9,500	N	N	19924 NE 175TH ST
001	177110	0170	08/2004	\$228,500	1,120	0	7	1968	4	10,976	N	N	19904 NE 175TH ST
001	177110	0270	10/2006	\$355,000	1,120	0	7	1969	4	6,985	N	N	17630 199TH PL NE
001	177110	0360	06/2006	\$303,000	1,120	0	7	1969	4	5,800	N	N	17719 199TH PL NE
001	177110	0380	10/2004	\$252,500	1,120	0	7	1969	4	10,000	N	N	19922 NE 177TH ST
001	177110	0460	08/2004	\$241,000	1,120	0	7	1968	4	13,344	N	N	17523 199TH AVE NE
001	177110	0490	10/2005	\$282,000	1,120	0	7	1968	4	10,665	N	N	17439 199TH AVE NE
001	177110	0500	12/2005	\$270,000	1,120	0	7	1968	3	10,064	N	N	17431 198TH AVE NE
001	177111	0300	06/2006	\$334,000	1,120	0	7	1969	4	10,000	N	N	17800 199TH AVE NE
001	177111	0370	08/2006	\$358,770	1,120	0	7	1970	4	8,989	N	N	17803 199TH AVE NE
001	177111	0610	04/2004	\$219,500	1,120	0	7	1969	4	8,475	N	N	17639 197TH AVE NE
001	182606	9042	05/2004	\$240,000	1,120	0	7	1967	3	16,552	N	N	18717 NE 165TH ST
001	952240	0210	10/2005	\$359,950	1,120	1,040	7	1974	4	9,600	N	N	17614 182ND AVE NE
001	952240	0280	03/2004	\$270,000	1,120	780	7	1974	3	9,450	N	N	18133 NE 175TH PL
001	177450	0089	09/2004	\$265,000	1,150	0	7	1964	4	17,000	N	N	19235 NE 159TH ST
001	177580	0560	09/2005	\$329,000	1,150	0	7	1969	5	18,521	N	N	15917 181ST PL NE
001	177580	1360	01/2006	\$339,950	1,150	480	7	1968	3	8,910	N	N	15517 180TH AVE NE
001	072606	9087	05/2004	\$282,000	1,160	270	7	1987	4	15,225	N	N	18517 NE 183RD ST
001	177100	0430	01/2006	\$277,500	1,160	0	7	1968	3	9,180	N	N	15804 198TH PL NE
001	177100	0540	12/2005	\$289,000	1,160	0	7	1968	3	9,525	N	N	15817 198TH PL NE
001	177100	0550	06/2006	\$293,238	1,160	0	7	1968	3	9,940	N	N	15805 198TH PL NE
001	177100	0570	01/2005	\$225,950	1,160	0	7	1968	3	9,300	N	N	15804 197TH PL NE
001	177100	0610	06/2006	\$331,950	1,160	0	7	1968	3	7,800	N	N	15840 197TH PL NE
001	177100	0850	07/2004	\$235,000	1,160	0	7	1967	3	9,282	N	N	15614 197TH AVE NE
001	177100	0980	08/2006	\$330,000	1,160	0	7	1967	3	9,492	N	N	19712 NE 156TH PL
001	177111	0640	07/2004	\$268,000	1,160	500	7	1978	4	6,240	N	N	17627 197TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177111	0660	05/2004	\$270,000	1,170	0	7	2000	3	8,528	N	N	17611 197TH AVE NE
001	177450	0040	08/2006	\$318,500	1,170	0	7	1968	4	9,583	N	N	15926 AVONDALE RD NE
001	177100	0150	06/2006	\$349,990	1,180	0	7	1968	4	8,680	N	N	19731 NE 156TH PL
001	177111	0420	04/2005	\$275,000	1,180	0	7	1969	4	11,904	N	N	17815 198TH AVE NE
001	163070	0302	03/2005	\$397,500	1,200	790	7	1967	4	29,600	N	N	17311 185TH AVE NE
001	177590	0160	11/2005	\$290,000	1,200	0	7	1977	4	13,000	N	N	15519 184TH PL NE
001	177592	0240	06/2004	\$218,950	1,200	0	7	1971	4	10,220	N	N	15702 173RD AVE NE
001	177100	0990	02/2006	\$316,000	1,220	0	7	1967	4	10,200	N	N	15602 197TH AVE NE
001	177580	0600	08/2006	\$409,950	1,220	350	7	1988	3	17,600	N	N	18002 NE 159TH ST
001	132605	9120	11/2006	\$480,000	1,230	630	7	1978	4	46,720	N	N	17705 NE 156TH ST
001	177111	0310	09/2005	\$349,500	1,230	0	7	1972	5	9,880	N	N	17806 199TH AVE NE
001	177580	0790	09/2006	\$380,000	1,230	0	7	1967	3	11,550	N	N	17912 NE 157TH ST
001	177580	0890	03/2004	\$270,000	1,240	0	7	1968	3	18,500	N	N	15629 183RD AVE NE
001	177111	0550	12/2005	\$297,000	1,250	0	7	1971	4	9,540	N	N	19665 NE 179TH ST
001	177111	0760	05/2005	\$265,000	1,250	0	7	1969	4	9,849	N	N	17515 197TH AVE NE
001	177450	0038	06/2006	\$342,000	1,250	0	7	1970	4	13,950	N	N	15922 AVONDALE RD NE
001	177580	0910	08/2006	\$340,000	1,250	0	7	1968	4	13,659	N	N	15605 183RD AVE NE
001	177580	0090	10/2004	\$440,000	1,260	700	7	1968	4	20,175	N	N	15612 185TH AVE NE
001	177580	0120	03/2005	\$295,000	1,260	0	7	1968	3	14,027	N	N	15655 185TH AVE NE
001	177580	0290	08/2004	\$262,450	1,260	0	7	1968	3	12,330	N	N	15612 183RD AVE NE
001	177593	0100	02/2004	\$283,000	1,260	630	7	1977	4	7,475	N	N	17360 NE 160TH ST
001	177400	0720	12/2005	\$375,000	1,290	500	7	1967	3	10,209	N	N	16544 189TH AVE NE
001	177100	0390	06/2006	\$324,000	1,300	0	7	1968	4	8,844	N	N	15831 199TH AVE NE
001	177111	0160	06/2005	\$305,000	1,300	0	7	1969	4	9,064	N	N	17612 197TH AVE NE
001	177593	0160	06/2004	\$256,000	1,320	0	7	1977	3	16,100	N	N	17371 NE 160TH ST
001	177593	0170	06/2004	\$270,000	1,320	0	7	1977	3	10,450	N	N	17379 NE 160TH ST
001	177001	0020	04/2006	\$413,000	1,330	390	7	1977	4	19,200	N	N	18616 NE 161ST PL
001	177001	0030	10/2006	\$397,000	1,330	680	7	1977	4	18,000	N	N	18606 NE 161ST PL
001	177001	0220	05/2004	\$351,000	1,330	570	7	1977	4	18,500	N	N	18712 NE 161ST PL
001	177100	0170	03/2006	\$331,000	1,330	0	7	1968	4	9,638	N	N	19745 NE 156TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177580	0650	09/2005	\$350,750	1,330	570	7	1976	3	13,200	N	N	17935 NE 159TH ST
001	177580	0730	07/2004	\$317,000	1,330	810	7	1976	4	11,931	N	N	15834 180TH AVE NE
001	177592	0090	03/2004	\$269,950	1,330	630	7	1976	3	9,900	N	N	15611 175TH AVE NE
001	177400	0940	04/2005	\$321,000	1,340	0	7	1976	3	9,375	N	N	16517 189TH AVE NE
001	177591	0340	06/2005	\$285,000	1,350	0	7	1970	3	16,170	N	N	17708 NE 160TH PL
001	177100	0050	08/2006	\$330,000	1,360	0	7	1967	4	9,776	N	N	19618 NE 156TH PL
001	177400	0010	06/2005	\$337,000	1,370	0	7	1975	3	12,320	N	N	18805 NE 165TH PL
001	177000	0040	06/2006	\$432,950	1,380	0	7	1979	4	15,000	N	N	15905 187TH AVE NE
001	177400	0600	02/2006	\$375,000	1,380	0	7	1975	3	9,676	N	N	16537 190TH AVE NE
001	177100	0760	12/2005	\$288,500	1,390	0	7	1968	4	8,250	N	N	15846 196TH PL NE
001	177592	0330	05/2004	\$247,500	1,390	0	7	1969	3	10,795	N	N	17268 NE 156TH CT
001	177100	0590	04/2006	\$334,950	1,400	0	7	1968	4	12,950	N	N	15826 197TH PL NE
001	177000	0450	04/2005	\$295,000	1,430	0	7	1982	3	17,600	N	N	15524 187TH AVE NE
001	572250	0030	03/2005	\$385,000	1,440	570	7	1984	3	17,598	N	N	18404 NE 170TH ST
001	177550	0160	09/2005	\$373,000	1,460	0	7	1959	4	47,832	N	N	18833 NE 165TH ST
001	613980	0500	05/2005	\$400,000	1,460	480	7	1978	4	9,744	N	N	19613 NE 162ND ST
001	177580	1050	05/2006	\$400,000	1,470	0	7	1977	4	15,903	N	N	15817 182ND AVE NE
001	182606	9045	12/2004	\$274,000	1,490	0	7	1968	3	14,810	N	N	18617 NE 165TH ST
001	177400	1090	02/2004	\$285,000	1,500	0	7	1976	3	12,495	N	N	18940 NE 168TH ST
001	177592	0300	12/2006	\$320,000	1,550	0	7	1976	3	11,900	N	N	15625 173RD AVE NE
001	177400	0060	10/2006	\$378,000	1,580	0	7	1968	3	11,200	N	N	18911 NE 165TH PL
001	177580	0830	07/2005	\$354,550	1,590	1,070	7	1981	4	12,312	N	N	17925 NE 157TH ST
001	177580	1110	06/2006	\$425,900	1,620	0	7	1968	4	12,328	N	N	15824 182ND AVE NE
001	177550	0122	08/2005	\$335,000	1,660	0	7	1967	4	9,721	N	N	19177 NE 165TH ST
001	177110	0290	08/2004	\$262,000	1,680	0	7	1968	4	10,028	N	N	19942 NE 177TH ST
001	177591	0260	12/2006	\$438,000	1,680	630	7	1977	4	14,100	N	N	16220 178TH PL NE
001	177000	0330	06/2005	\$439,950	1,690	940	7	1976	4	15,000	N	N	15720 187TH AVE NE
001	163070	0230	05/2005	\$788,000	1,710	1,000	7	1943	4	84,740	Y	Y	18663 NE WOODINVILLE-DUVALL RD
001	177550	0140	08/2005	\$355,000	1,720	0	7	1959	3	40,000	N	N	16260 190TH AVE NE
001	177550	0141	06/2004	\$319,950	1,720	0	7	1957	3	40,000	N	N	16236 190TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177400	0270	11/2006	\$385,000	1,870	0	7	1967	3	9,600	N	N	16712 191ST PL NE
001	177550	0123	03/2004	\$297,000	1,900	0	7	1967	4	10,804	N	N	19161 NE 165TH ST
001	177111	0250	08/2006	\$425,000	1,930	0	7	1977	4	10,904	N	N	19801 NE 178TH ST
001	073750	0060	04/2004	\$256,500	2,040	0	7	1970	4	10,875	N	N	19311 NE 172ND ST
001	177400	0480	10/2005	\$349,950	2,070	0	7	1976	4	11,745	N	N	19007 NE 167TH ST
001	177400	0300	05/2005	\$359,950	2,170	0	7	1968	4	9,760	N	N	16527 191ST PL NE
001	177400	0210	10/2006	\$405,000	2,250	0	7	1968	4	9,600	N	N	16528 191ST PL NE
001	177110	0450	01/2006	\$399,950	2,480	0	7	1968	4	10,000	N	N	17531 199TH AVE NE
001	177110	0140	08/2006	\$446,500	3,050	0	7	1989	4	9,000	N	N	17517 199TH PL NE
001	072606	9071	05/2004	\$334,000	930	1,230	8	1976	3	16,117	N	N	18107 NE 175TH PL
001	177591	0090	05/2005	\$319,000	1,020	600	8	1970	3	14,400	N	N	16062 179TH PL NE
001	177100	0290	02/2004	\$265,000	1,030	250	8	1976	3	16,200	N	N	15820 199TH AVE NE
001	177591	0605	01/2006	\$389,950	1,070	780	8	1979	3	15,300	N	N	16334 177TH PL NE
001	177593	0300	07/2004	\$291,950	1,080	750	8	1976	3	13,800	N	N	15926 174TH AVE NE
001	952241	0160	04/2006	\$502,500	1,170	600	8	1977	3	35,200	N	N	18217 NE 179TH ST
001	162870	0163	06/2005	\$405,000	1,190	570	8	1978	3	34,848	N	N	16615 194TH AVE NE
001	082606	9171	05/2004	\$343,000	1,200	410	8	1978	4	57,063	N	N	19841 NE 174TH ST
001	177580	0320	07/2005	\$300,000	1,210	0	8	1968	3	12,261	N	N	15642 183RD AVE NE
001	177593	0250	02/2004	\$275,500	1,240	400	8	1976	3	8,400	N	N	15862 174TH AVE NE
001	177593	0380	04/2005	\$361,000	1,270	480	8	1978	3	9,600	N	N	17509 NE 160TH ST
001	613980	0490	10/2005	\$435,000	1,300	880	8	1979	3	9,108	N	N	19603 NE 162ND ST
001	177000	0010	03/2006	\$419,000	1,310	490	8	1976	4	16,500	N	N	18726 NE 159TH ST
001	613980	0430	05/2006	\$475,000	1,320	910	8	1978	3	9,600	N	N	16307 197TH AVE NE
001	613980	0480	06/2006	\$489,500	1,320	680	8	1978	4	10,125	N	N	19602 NE 162ND ST
001	613980	0390	07/2005	\$399,950	1,340	600	8	1979	3	10,800	N	N	16326 197TH AVE NE
001	177400	0420	12/2004	\$315,000	1,360	400	8	1973	3	12,825	N	N	16514 190TH AVE NE
001	132605	9133	07/2006	\$501,100	1,380	1,100	8	1979	3	54,014	N	N	17819 NE 156TH ST
001	182606	9065	10/2004	\$490,000	1,380	600	8	1977	5	106,286	N	N	16411 187TH AVE NE
001	952240	0110	12/2005	\$382,000	1,380	0	8	1972	4	7,800	N	N	18215 NE 176TH ST
001	177400	1110	04/2006	\$425,000	1,390	420	8	1974	3	10,866	N	N	18920 NE 168TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177435	0050	03/2005	\$390,000	1,390	460	8	1977	4	35,100	N	N	16237 194TH AVE NE
001	177580	0100	04/2005	\$334,950	1,390	0	8	1976	3	20,175	N	N	15606 185TH AVE NE
001	072606	9083	10/2006	\$499,950	1,400	1,400	8	1978	3	37,897	N	N	18219 NE WOODINVILLE-DUVALL PL
001	132605	9025	08/2005	\$450,000	1,400	900	8	1981	3	128,502	N	N	15905 179TH PL NE
001	177400	1080	03/2006	\$499,950	1,400	880	8	1977	3	11,024	N	N	18805 NE 168TH ST
001	177435	0010	10/2005	\$365,000	1,410	0	8	1977	4	30,607	N	N	19209 NE 165TH ST
001	613980	0060	12/2006	\$462,500	1,410	1,080	8	1978	3	9,600	N	N	19711 NE 165TH ST
001	177435	0070	07/2006	\$529,000	1,420	770	8	1977	3	43,995	N	N	16225 194TH AVE NE
001	177580	0470	06/2004	\$277,000	1,420	0	8	1969	3	18,128	N	N	18220 NE 159TH ST
001	613980	0380	05/2006	\$470,000	1,420	450	8	1978	3	9,540	N	N	16318 197TH AVE NE
001	952240	0190	09/2006	\$410,000	1,420	0	8	1972	4	10,350	N	N	18218 NE 176TH ST
001	162870	0160	08/2005	\$375,000	1,440	0	8	1978	4	59,677	N	N	16610 AVONDALE RD NE
001	613980	0040	03/2006	\$420,000	1,460	460	8	1978	3	9,600	N	N	19625 NE 165TH ST
001	613980	0030	10/2004	\$369,950	1,490	1,010	8	1979	4	9,600	N	N	19617 NE 165TH ST
001	177435	0090	12/2004	\$370,000	1,510	620	8	1978	4	38,000	N	N	19421 NE 162ND ST
001	613980	0100	10/2006	\$410,000	1,510	470	8	1978	3	9,200	N	N	19710 NE 164TH ST
001	613980	0460	07/2005	\$369,950	1,510	560	8	1978	4	9,750	N	N	16213 197TH AVE NE
001	177400	0440	08/2004	\$349,000	1,540	430	8	1976	3	10,800	N	N	16530 190TH AVE NE
001	177595	0140	06/2005	\$370,000	1,560	390	8	1968	4	14,964	N	N	17726 184TH AVE NE
001	177593	0600	05/2005	\$331,000	1,570	0	8	1981	3	9,775	N	N	17508 NE 160TH ST
001	613980	0200	11/2005	\$445,000	1,570	980	8	1978	3	10,854	N	N	16205 198TH AVE NE
001	177400	0880	06/2006	\$442,000	1,590	530	8	1974	3	9,750	N	N	16553 189TH AVE NE
001	163070	0115	04/2004	\$499,950	1,610	1,100	8	1979	3	24,640	Y	Y	17506 185TH AVE NE
001	177580	0590	11/2005	\$354,950	1,610	0	8	1968	4	35,200	N	N	18012 NE 159TH ST
001	613980	0070	07/2005	\$435,000	1,610	1,000	8	1978	3	10,115	N	N	19719 NE 165TH ST
001	172606	9203	08/2005	\$509,000	1,640	600	8	1984	4	47,044	N	N	15920 198TH PL NE
001	177594	0160	06/2005	\$355,000	1,650	0	8	1976	3	38,475	N	N	17610 NE 163RD PL
001	177594	0090	06/2004	\$306,000	1,700	0	8	1975	3	34,198	Y	N	17420 NE 160TH PL
001	162870	0010	06/2005	\$699,950	1,770	800	8	1994	4	40,510	Y	Y	17353 191ST AVE NE
001	162870	0152	04/2005	\$385,000	1,780	0	8	1989	3	126,016	N	N	16901 194TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177595	0170	05/2005	\$445,000	1,800	1,240	8	1972	4	15,680	Y	N	17818 184TH AVE NE
001	177594	0150	08/2004	\$392,000	1,840	480	8	1976	4	42,625	N	N	16050 175TH AVE NE
001	072606	9007	04/2004	\$306,000	1,850	570	8	1978	4	35,719	N	N	18315 NE WOODINVILLE-DUVALL PL
001	177400	0170	09/2006	\$370,000	1,870	0	8	1969	3	16,549	N	N	16500 191ST PL NE
001	177580	0330	03/2005	\$320,000	1,910	0	8	1966	3	13,553	N	N	18305 NE 159TH ST
001	172606	9035	04/2004	\$370,000	1,940	0	8	1974	4	96,703	N	N	19804 NE 155TH PL
001	613980	0410	09/2004	\$349,000	1,980	0	8	1978	4	7,975	N	N	16323 197TH AVE NE
001	177550	0105	10/2005	\$460,000	2,060	0	8	1977	4	43,995	N	N	16213 AVONDALE RD NE
001	613980	0270	04/2005	\$362,000	2,080	0	8	1978	3	9,600	N	N	16010 197TH AVE NE
001	177435	0040	12/2006	\$585,000	2,100	0	8	1977	5	32,340	N	N	16407 194TH AVE NE
001	163070	0301	09/2006	\$695,000	2,110	940	8	1978	4	30,192	N	N	17305 185TH AVE NE
001	177580	0850	03/2006	\$419,950	2,110	0	8	1967	4	12,000	N	N	17918 NE 156TH ST
001	163070	0285	11/2005	\$446,200	2,140	0	8	1980	4	34,848	N	N	17609 185TH AVE NE
001	177400	0050	10/2006	\$465,000	2,180	0	8	1968	3	11,200	N	N	18903 NE 165TH PL
001	177595	0110	08/2006	\$418,500	2,200	0	8	1968	3	9,600	N	N	17705 184TH AVE NE
001	177400	0500	06/2004	\$319,000	2,230	0	8	1968	3	11,745	N	N	19021 NE 167TH ST
001	177550	0090	11/2006	\$535,000	2,230	0	8	1958	4	54,450	N	N	16205 AVONDALE RD NE
001	177593	0350	08/2005	\$579,900	2,380	880	8	2005	3	10,800	N	N	15903 175TH AVE NE
001	177580	1405	07/2004	\$498,950	2,390	0	8	2001	3	38,258	N	N	18348 NE 159TH ST
001	177435	0200	10/2006	\$402,550	2,520	0	8	1978	4	36,000	N	N	16312 194TH AVE NE
001	177580	0350	03/2004	\$325,000	2,590	0	8	1975	4	13,000	N	N	18331 NE 159TH ST
001	115500	0080	01/2006	\$500,000	3,100	0	8	1968	4	15,048	N	N	18819 NE 155TH ST
001	177580	0680	07/2004	\$344,500	1,520	720	9	1983	3	19,488	N	N	17901 NE 160TH ST
001	675255	0150	06/2005	\$561,280	2,340	0	9	1995	3	47,044	N	N	17042 183RD PL NE
001	675255	0110	08/2005	\$599,950	2,390	0	9	1995	3	32,449	N	N	17016 183RD PL NE
001	177550	0362	12/2004	\$553,990	2,460	0	9	1995	3	34,335	N	N	18806 NE 157TH ST
001	675255	0010	08/2004	\$627,900	2,690	0	9	1998	3	24,057	N	N	17055 183RD PL NE
001	675255	0160	03/2004	\$524,500	2,750	0	9	1998	3	26,577	N	N	17048 183RD PL NE
001	675255	0180	02/2004	\$570,000	3,150	0	9	1998	3	27,252	N	N	17058 183RD PL NE
001	675255	0170	01/2004	\$550,000	3,230	0	9	1998	3	24,363	N	N	17054 183RD PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
001	177550	0364	06/2004	\$565,000	2,800	0	10	1993	3	32,545	N	N	18818 NE 157TH ST
001	177550	0014	06/2005	\$619,500	3,000	0	10	1989	3	37,837	N	N	19122 NE 155TH ST
001	177550	0016	05/2006	\$649,000	3,010	0	10	1990	3	32,494	N	N	19204 NE 155TH ST
001	177550	0373	06/2005	\$610,000	3,060	0	10	1991	3	32,545	N	N	18817 NE 157TH ST
001	177550	0025	05/2004	\$667,500	3,630	0	10	2000	3	48,352	N	N	15625 AVONDALE RD NE
001	163070	0410	03/2006	\$950,000	3,740	0	10	2006	3	43,560	N	N	19025 NE 183RD ST
001	163070	0411	06/2004	\$980,000	4,860	340	12	1995	3	30,740	Y	N	18211 190TH PL NE
002	404590	0039	12/2004	\$244,000	910	0	6	1952	4	9,855	N	N	16610 NE 180TH PL
002	112605	9060	06/2004	\$325,000	1,170	0	6	1942	5	26,136	N	N	15636 NE 175TH ST
002	102605	9157	09/2005	\$325,000	1,380	400	6	1982	3	10,199	N	N	14343 NE WOODINVILLE-DUVALL RD
002	721482	0250	04/2004	\$299,950	1,080	750	7	1981	3	7,548	N	N	14628 NE 179TH ST
002	951720	0210	08/2006	\$368,000	1,100	0	7	1983	4	16,891	N	N	18206 146TH AVE NE
002	721482	0330	11/2006	\$421,000	1,110	850	7	1981	3	8,308	N	N	14607 NE 180TH PL
002	721481	0450	07/2004	\$289,000	1,170	900	7	1979	3	8,085	N	N	14634 NE 178TH ST
002	951720	0530	01/2004	\$243,500	1,170	0	7	1983	3	15,686	N	N	18313 146TH AVE NE
002	721481	0380	07/2006	\$480,000	1,180	850	7	1979	4	7,560	N	N	14735 NE 178TH ST
002	951720	0170	08/2005	\$411,000	1,180	850	7	1983	3	19,335	N	N	14620 NE 181ST ST
002	012605	9081	04/2006	\$470,000	1,200	960	7	1977	4	43,561	N	N	20020 166TH AVE NE
002	951720	0290	04/2004	\$320,000	1,220	1,080	7	1984	3	16,474	N	N	18327 147TH CT NE
002	721481	0130	12/2005	\$402,000	1,240	960	7	1979	3	10,120	N	N	14603 NE 178TH ST
002	721482	0320	11/2005	\$349,000	1,240	530	7	1979	3	7,482	N	N	18004 146TH AVE NE
002	951720	0360	11/2006	\$410,000	1,250	480	7	1984	3	15,077	N	N	18326 147TH CT NE
002	324450	0157	09/2005	\$371,268	1,270	460	7	1986	3	28,750	N	N	18803 156TH AVE NE
002	721481	0240	09/2006	\$483,000	1,270	660	7	1979	4	9,000	N	N	14725 NE 177TH ST
002	721481	0370	07/2005	\$375,000	1,270	560	7	1979	3	9,025	N	N	14727 NE 178TH ST
002	721482	0630	05/2005	\$369,500	1,270	550	7	1980	3	13,858	N	N	14508 NE 178TH PL
002	012605	9130	11/2006	\$345,000	1,280	0	7	1951	5	22,554	N	N	16651 NE 190TH ST
002	012605	9209	05/2005	\$425,000	1,280	840	7	1977	4	50,965	N	N	19801 166TH AVE NE
002	721482	0130	12/2006	\$490,000	1,280	770	7	1980	4	12,834	Y	N	17834 147TH PL NE
002	721482	0270	10/2004	\$320,000	1,280	860	7	1981	3	11,020	N	N	14616 NE 179TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	951720	0590	05/2005	\$346,118	1,280	600	7	1984	3	12,182	N	N	18210 145TH CT NE
002	951720	0640	03/2006	\$345,000	1,290	0	7	1983	3	9,667	N	N	18217 145TH CT NE
002	022605	9101	08/2005	\$372,500	1,320	570	7	1976	3	34,848	N	N	19807 156TH AVE NE
002	022605	9016	05/2005	\$375,000	1,330	630	7	1976	4	41,535	N	N	19002 156TH AVE NE
002	951720	0490	05/2004	\$349,950	1,340	510	7	1983	3	16,495	N	N	14500 NE 184TH PL
002	112605	9184	02/2005	\$424,000	1,350	0	7	1983	3	35,153	N	N	16006 NE 175TH ST
002	721482	0580	09/2004	\$319,000	1,360	960	7	1979	4	7,519	N	N	17837 146TH AVE NE
002	951720	0350	06/2006	\$515,000	1,370	1,000	7	1984	4	16,568	N	N	18320 147TH CT NE
002	289640	0530	12/2005	\$358,000	1,370	0	7	2003	3	2,014	N	N	18620 144TH AVE NE
002	289640	0540	07/2005	\$340,000	1,370	0	7	2003	3	1,982	N	N	18618 144TH AVE NE
002	289640	0560	07/2006	\$399,500	1,370	0	7	2003	3	1,982	N	N	18614 144TH AVE NE
002	289640	0570	07/2005	\$325,950	1,370	0	7	2003	3	1,959	N	N	18612 144TH AVE NE
002	721482	0210	02/2004	\$314,000	1,380	960	7	1981	3	10,656	N	N	14652 NE 179TH ST
002	289640	0510	12/2005	\$359,000	1,380	100	7	2003	3	1,980	N	N	18624 144TH AVE NE
002	721482	0300	04/2004	\$315,000	1,390	940	7	1979	3	7,676	N	N	17910 146TH AVE NE
002	721482	0370	06/2005	\$425,000	1,390	940	7	1981	4	13,920	N	N	14618 NE 180TH PL
002	721482	0470	06/2004	\$298,000	1,390	510	7	1979	3	8,330	N	N	17919 145TH PL NE
002	721482	0590	08/2005	\$400,000	1,390	950	7	1979	4	7,575	N	N	17829 146TH AVE NE
002	289640	0430	10/2006	\$385,000	1,390	0	7	2003	3	1,910	N	N	18836 144TH AVE NE
002	289640	0490	08/2005	\$354,950	1,390	0	7	2002	3	2,596	N	N	18824 144TH AVE NE
002	162280	0130	01/2005	\$285,000	1,400	0	7	1976	3	14,020	N	N	15615 NE 195TH ST
002	404590	0035	01/2005	\$350,000	1,410	550	7	1959	3	22,950	N	N	16614 NE 180TH ST
002	022605	9053	01/2005	\$450,000	1,420	700	7	1963	3	60,548	N	N	16060 162ND AVE NE
002	721481	0510	06/2005	\$450,000	1,430	1,330	7	1979	3	7,200	N	N	14514 NE 178TH ST
002	721481	0170	11/2005	\$397,000	1,470	810	7	1979	3	12,000	N	N	14627 NE 178TH ST
002	721482	0140	04/2004	\$302,620	1,480	620	7	1980	3	8,364	N	N	17830 147TH PL NE
002	721482	0610	04/2005	\$355,000	1,480	1,080	7	1979	3	8,270	N	N	14518 NE 178TH PL
002	721482	0150	07/2005	\$365,000	1,500	900	7	1981	3	9,747	N	N	14637 NE 179TH ST
002	289640	0040	05/2005	\$326,000	1,550	0	7	2003	3	2,955	N	N	14326 NE 186TH CT
002	289640	0180	03/2006	\$365,000	1,550	0	7	2003	3	2,961	N	N	14226 NE 187TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	289640	0010	01/2005	\$305,000	1,610	0	7	2003	3	3,574	N	N	14325 NE 186TH CT
002	289640	0150	10/2004	\$295,000	1,610	0	7	2003	3	2,898	N	N	14225 NE 187TH CT
002	012605	9177	07/2005	\$457,000	1,660	0	7	1979	4	38,650	N	N	17015 NE 190TH ST
002	721481	0260	10/2004	\$339,950	1,700	1,220	7	1979	3	8,250	N	N	17621 148TH AVE NE
002	022605	9029	06/2005	\$392,500	1,730	860	7	1975	3	37,461	N	N	15526 NE 195TH ST
002	012605	9160	04/2004	\$268,950	1,740	0	7	1968	4	15,092	N	N	19527 170TH AVE NE
002	289640	0100	10/2005	\$349,151	1,760	0	7	2003	3	3,024	N	N	14317 NE 187TH PL
002	289640	0210	10/2006	\$412,201	1,780	0	7	2003	3	2,992	N	N	14243 NE 188TH CT
002	289640	0300	05/2005	\$350,000	1,780	0	7	2002	3	2,684	N	N	18813 143RD CT NE
002	289640	0310	09/2006	\$419,950	1,780	0	7	2002	3	2,689	N	N	18814 143RD CT NE
002	289640	0390	11/2004	\$307,950	1,780	0	7	2002	3	2,339	N	N	14361 NE 189TH CT
002	289640	0020	11/2005	\$344,990	1,800	0	7	2003	3	2,280	N	N	14323 NE 186TH CT
002	289640	0120	11/2006	\$407,500	1,800	0	7	2003	3	2,520	N	N	14213 NE 186TH PL
002	289640	0130	02/2005	\$324,000	1,800	0	7	2003	3	3,546	N	N	14211 NE 186TH PL
002	289640	0160	04/2005	\$337,000	1,800	0	7	2003	3	3,461	N	N	14223 NE 187TH CT
002	721481	0200	02/2006	\$515,000	2,040	860	7	1979	4	11,900	N	N	14701 NE 177TH ST
002	923850	0100	06/2004	\$300,000	2,070	0	7	1968	3	20,280	N	N	15324 NE 202ND ST
002	951720	0510	11/2005	\$434,000	2,100	0	7	1983	3	12,041	N	N	14515 NE 184TH PL
002	012605	9192	04/2004	\$388,000	3,300	0	7	1973	4	73,209	N	N	19709 170TH AVE NE
002	324450	0007	06/2005	\$360,000	1,100	1,000	8	1975	3	35,053	N	N	19337 156TH AVE NE
002	404590	0107	04/2004	\$460,000	1,260	780	8	1960	4	21,117	Y	Y	16019 NE 185TH ST
002	112605	9151	11/2005	\$580,000	1,340	800	8	1977	4	28,314	N	N	15608 NE 175TH ST
002	112605	9168	07/2006	\$600,000	1,340	780	8	1977	4	35,283	N	N	17521 156TH PL NE
002	324450	0037	04/2004	\$415,000	1,340	970	8	1981	4	53,578	N	N	19218 152ND AVE NE
002	721480	0290	10/2004	\$350,000	1,360	940	8	1978	3	11,700	N	N	17323 146TH PL NE
002	923850	0180	06/2004	\$365,000	1,380	720	8	1974	3	35,750	N	N	15100 NE 204TH ST
002	327670	0080	07/2005	\$411,000	1,400	0	8	1971	3	21,840	N	N	15207 NE 201ST ST
002	721480	0610	12/2005	\$418,000	1,400	1,020	8	1978	3	19,800	N	N	14330 NE 174TH ST
002	721480	0260	08/2005	\$409,000	1,440	1,000	8	1978	3	10,000	N	N	14509 NE 174TH ST
002	022605	9135	03/2006	\$390,000	1,450	810	8	1979	3	49,222	N	N	19704 156TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	324450	0010	06/2004	\$349,950	1,450	680	8	1976	3	44,808	N	N	19203 156TH AVE NE
002	956080	0080	02/2004	\$330,000	1,450	440	8	1988	3	10,193	N	N	14812 NE 177TH ST
002	324450	0082	11/2004	\$395,000	1,460	740	8	1976	3	47,044	N	N	18807 152ND AVE NE
002	327670	0070	06/2004	\$397,000	1,500	830	8	1973	3	27,880	N	N	15208 NE 201ST ST
002	923850	0320	06/2005	\$368,000	1,510	840	8	1968	4	19,927	N	N	14835 NE 202ND ST
002	721480	0400	11/2004	\$398,000	1,530	1,360	8	1978	3	16,560	N	N	14642 NE 174TH ST
002	022605	9115	09/2005	\$455,000	1,550	0	8	1977	3	50,529	N	N	15816 NE 193RD PL
002	112605	9148	07/2006	\$459,000	1,550	760	8	1977	3	36,920	N	N	15208 NE 173RD ST
002	721480	0040	09/2004	\$346,500	1,590	740	8	1978	4	15,000	N	N	14325 NE 174TH ST
002	923843	0390	08/2004	\$364,950	1,600	0	8	1983	3	42,542	N	N	19717 159TH CT NE
002	923851	0070	08/2005	\$529,950	1,600	460	8	1986	3	35,000	N	N	15020 NE 198TH ST
002	404590	0031	10/2006	\$672,500	1,630	630	8	2006	3	12,800	N	N	18067 167TH AVE NE
002	721480	0330	04/2005	\$415,000	1,630	500	8	1978	4	16,000	N	N	17320 146TH PL NE
002	923848	0030	12/2006	\$470,000	1,630	630	8	1978	3	37,122	N	N	15002 NE 201ST ST
002	327670	0090	06/2005	\$419,950	1,640	730	8	1972	3	22,425	N	N	15225 NE 201ST ST
002	327670	0020	05/2006	\$586,070	1,680	0	8	1996	3	20,550	N	N	15344 NE 201ST ST
002	327670	0120	03/2005	\$430,000	1,720	700	8	1969	4	18,200	N	N	15333 NE 201ST ST
002	956080	0220	11/2005	\$470,000	1,720	900	8	1984	3	10,695	N	N	17944 151ST WAY NE
002	956080	0160	08/2005	\$445,000	1,730	0	8	1987	3	18,094	Y	N	17830 151ST WAY NE
002	327670	0100	11/2005	\$485,000	1,760	1,700	8	1969	3	20,500	N	N	15305 NE 201ST ST
002	721480	0110	08/2004	\$355,000	1,760	740	8	1979	3	28,800	N	N	14423 NE 173RD ST
002	032605	9021	08/2005	\$599,950	1,780	750	8	1981	3	29,865	Y	N	19417 148TH AVE NE
002	721480	0120	12/2005	\$420,000	1,780	530	8	1979	3	25,175	N	N	14429 NE 173RD ST
002	112605	9141	04/2005	\$475,450	1,800	500	8	1977	3	55,756	N	N	17420 151ST AVE NE
002	956080	0040	06/2004	\$355,000	1,800	0	8	1987	3	11,034	N	N	14809 NE 177TH ST
002	923850	0190	11/2004	\$400,000	1,810	790	8	1968	3	28,600	N	N	14950 NE 204TH ST
002	923851	0120	12/2005	\$529,950	1,810	440	8	1986	4	38,811	N	N	14818 NE 198TH ST
002	923851	0030	07/2006	\$586,000	1,830	440	8	1986	3	43,533	N	N	15218 NE 199TH ST
002	923851	0220	01/2004	\$344,950	1,860	0	8	1986	3	43,170	N	N	15305 NE 198TH ST
002	923851	0200	01/2006	\$480,000	1,880	0	8	1986	3	41,628	N	N	15127 NE 198TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	721481	0190	10/2005	\$399,950	1,910	0	8	1980	3	10,000	N	N	14639 NE 178TH ST
002	956080	0120	11/2004	\$374,000	1,950	0	8	1987	3	8,198	N	N	14751 NE 178TH ST
002	956080	0070	12/2005	\$433,000	1,970	0	8	1988	3	9,878	N	N	14816 NE 177TH ST
002	856470	0210	01/2004	\$392,388	2,030	0	8	2004	3	6,520	N	N	14965 NE 18TH ST
002	856470	0220	05/2004	\$386,947	2,030	0	8	2004	3	6,072	N	N	14985 NE 185TH ST
002	324450	0115	10/2006	\$777,500	2,080	800	8	1975	3	37,452	N	N	14909 NE WOODINVILLE-DUVALL RD
002	022605	9023	11/2004	\$367,500	2,100	0	8	1984	3	24,583	N	N	19818 156TH AVE NE
002	022605	9160	09/2005	\$585,000	2,110	0	8	1996	3	26,491	N	N	16224 NE 187TH ST
002	721480	0490	05/2005	\$365,500	2,130	0	8	1978	3	13,650	N	N	17410 145TH PL NE
002	404590	0047	05/2004	\$395,000	2,140	0	8	1983	3	15,070	N	N	16426 NE 180TH ST
002	856470	0040	01/2005	\$384,950	2,160	930	8	2004	3	6,710	N	N	18540 151ST AVE NE
002	324450	0022	04/2005	\$545,000	2,230	0	8	1977	3	98,445	N	N	19009 156TH AVE NE
002	956080	0400	09/2005	\$470,000	2,230	0	8	1984	3	7,502	N	N	17849 149TH AVE NE
002	856470	0150	09/2004	\$404,950	2,230	0	8	2004	3	7,006	N	N	15080 NE 185TH ST
002	923843	0430	07/2004	\$455,000	2,260	0	8	1982	3	43,847	N	N	15711 NE 198TH ST
002	956080	0310	06/2004	\$399,950	2,280	0	8	1986	3	9,725	N	N	17807 151ST WAY NE
002	112605	9140	03/2004	\$485,000	2,310	0	8	1977	3	47,720	N	N	15020 NE 173RD ST
002	856470	0090	11/2004	\$420,000	2,310	0	8	2004	3	7,033	N	N	18565 151ST AVE NE
002	721480	0630	10/2005	\$440,000	2,370	0	8	1978	3	15,000	N	N	17414 143RD PL NE
002	721480	0470	06/2005	\$390,000	2,390	0	8	1979	3	13,000	N	N	14524 NE 174TH ST
002	856470	0190	09/2004	\$397,950	2,390	0	8	2004	3	5,832	N	N	14885 NE 185TH ST
002	324450	0015	10/2004	\$385,950	2,410	0	8	1976	3	54,055	N	N	19119 156TH AVE NE
002	112605	9233	05/2005	\$581,000	2,410	0	8	1998	3	12,370	Y	N	18402 148TH AVE NE
002	324450	0095	06/2004	\$500,000	2,410	0	8	1996	3	79,279	Y	N	19122 148TH AVE NE
002	856470	0010	04/2004	\$386,338	2,410	0	8	2004	3	7,311	N	N	18680 151ST AVE NE
002	856470	0030	05/2004	\$380,000	2,420	0	8	2004	3	6,593	N	N	18560 151ST AVE NE
002	856470	0050	04/2004	\$400,000	2,420	0	8	2004	3	9,020	N	N	18665 151ST AVE NE
002	856470	0140	06/2004	\$440,584	2,420	410	8	2004	3	6,946	N	N	15060 NE 185TH ST
002	923843	0120	02/2006	\$592,250	2,450	0	8	1984	3	34,999	N	N	16325 NE 203RD PL
002	032605	9123	10/2005	\$649,950	2,460	1,170	8	1982	3	28,953	Y	N	19405 148TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	856470	0020	10/2004	\$421,000	2,480	890	8	2004	3	6,534	N	N	18660 151ST AVE NE
002	856470	0120	06/2004	\$394,950	2,480	0	8	2004	3	6,956	N	N	15020 NE 185TH ST
002	856470	0250	03/2004	\$394,950	2,480	0	8	2004	3	7,301	N	N	15065 NE 185TH ST
002	923843	0350	09/2004	\$480,000	2,550	0	8	1987	3	55,914	N	N	15921 NE 198TH ST
002	856470	0240	07/2004	\$435,000	2,610	0	8	2004	3	7,301	N	N	15045 NE 185TH ST
002	923851	0190	08/2005	\$539,950	2,640	0	8	1986	4	35,001	N	N	15021 NE 198TH ST
002	923843	0700	08/2006	\$775,000	2,680	0	8	1989	4	93,361	N	N	16005 NE 203RD PL
002	923843	0100	03/2005	\$429,166	2,730	0	8	1984	3	35,025	N	N	16212 NE 203RD PL
002	923843	0090	07/2006	\$650,000	2,780	0	8	1988	3	35,017	N	N	16116 NE 203RD PL
002	923851	0230	08/2005	\$555,600	2,780	0	8	1987	3	40,835	N	N	15321 NE 198TH ST
002	721481	0100	12/2004	\$415,000	2,800	0	8	1980	3	8,750	N	N	14511 NE 178TH ST
002	404590	0038	01/2006	\$588,000	2,840	0	8	2006	3	15,780	N	N	16520 NE 180TH PL
002	956220	0210	06/2006	\$649,950	2,880	0	8	1989	3	31,172	N	N	15010 NE 177TH DR
002	956220	0170	04/2005	\$535,000	3,340	0	8	1987	3	35,326	N	N	15108 NE 177TH DR
002	022605	9179	08/2004	\$699,950	4,070	0	8	2000	3	78,633	N	N	15014 NE 195TH ST
002	721480	0680	06/2005	\$549,500	1,770	1,470	9	1979	4	26,250	N	N	17401 143RD PL NE
002	022605	9032	11/2004	\$449,950	1,830	0	9	1967	3	103,755	N	N	15721 NE 193RD ST
002	721480	0710	11/2004	\$379,500	1,980	920	9	1979	3	10,350	N	N	17125 143RD PL NE
002	421525	0030	10/2004	\$465,000	2,120	0	9	1989	3	57,050	N	N	15734 NE 183RD ST
002	721480	0600	01/2006	\$475,000	2,210	0	9	1978	3	10,815	N	N	14502 NE 174TH ST
002	923843	0140	03/2006	\$550,000	2,210	920	9	1985	3	28,001	N	N	20107 164TH AVE NE
002	404590	0034	08/2006	\$593,950	2,420	0	9	1987	3	21,000	N	N	18071 167TH AVE NE
002	923843	0130	04/2004	\$475,000	2,560	0	9	1988	3	28,001	N	N	20121 164TH AVE NE
002	247470	0050	08/2005	\$687,500	2,610	1,330	9	1997	3	44,166	Y	N	19133 148TH AVE NE
002	923843	0230	07/2004	\$565,000	2,660	0	9	1988	3	28,190	N	N	19914 163RD AVE NE
002	112605	9101	06/2004	\$555,000	2,700	0	9	1983	3	108,900	N	N	15222 NE 182ND PL
002	112605	9190	04/2005	\$550,000	2,700	0	9	1986	3	37,148	N	N	17541 156TH PL NE
002	012605	9006	07/2004	\$525,000	2,730	0	9	1999	3	51,836	N	N	20004 166TH AVE NE
002	404590	0108	10/2005	\$582,651	2,770	0	9	2005	3	15,228	N	N	16025 NE 185TH ST
002	012605	9309	07/2004	\$770,000	2,770	0	9	2004	3	51,370	N	N	19738 166TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	022605	9166	07/2006	\$702,000	2,870	0	9	1988	3	36,649	N	N	16326 NE 196TH ST
002	112605	9228	01/2004	\$596,000	2,870	760	9	1998	3	36,755	N	N	16116 NE 179TH ST
002	012605	9112	06/2006	\$910,000	2,990	1,700	9	1998	3	87,549	N	N	19619 166TH AVE NE
002	324450	0063	09/2005	\$685,000	3,000	0	9	2000	3	46,609	N	N	14849 NE 195TH ST
002	247470	0040	01/2005	\$645,000	3,010	1,090	9	1996	3	35,936	N	N	19141 148TH AVE NE
002	956220	0190	06/2004	\$620,000	3,170	630	9	1990	3	49,981	N	N	15012 NE 177TH DR
002	022605	9009	02/2005	\$792,500	3,420	0	9	1997	3	43,180	N	N	19175 162ND AVE NE
002	022605	9182	10/2005	\$928,000	3,620	0	9	2003	3	35,850	N	N	19225 162ND AVE NE
002	956080	0520	11/2004	\$632,000	3,630	0	9	1986	4	30,615	N	N	17715 154TH CT NE
002	421525	0040	03/2006	\$606,000	2,060	1,000	10	1987	3	43,082	N	N	15722 NE 183RD ST
002	421525	0050	07/2006	\$656,000	2,430	720	10	1987	3	35,924	N	N	15710 NE 183RD ST
002	421525	0570	03/2006	\$810,000	2,590	2,000	10	1986	3	35,580	N	N	18120 159TH AVE NE
002	421525	0060	12/2004	\$635,000	2,650	360	10	1984	3	46,639	N	N	15700 NE 183RD ST
002	421525	0450	09/2006	\$750,000	2,650	0	10	1983	4	35,174	N	N	15815 NE 180TH PL
002	956220	0270	09/2004	\$545,000	2,810	730	10	1985	3	40,459	N	N	15009 NE 177TH DR
002	112605	9199	03/2005	\$748,000	3,080	0	10	1987	3	35,157	N	N	18143 154TH AVE NE
002	956220	0400	03/2006	\$660,000	3,160	0	10	1987	3	66,135	N	N	15402 NE 176TH PL
002	956220	0110	10/2006	\$912,000	3,520	0	10	1983	4	54,885	N	N	17723 154TH CT NE
002	012605	9308	11/2006	\$1,011,000	3,760	0	10	2003	3	53,113	N	N	19734 166TH AVE NE
002	324450	0056	09/2004	\$850,000	3,790	860	10	2004	3	46,517	N	N	14859 NE 195TH ST
002	421525	0360	09/2006	\$823,500	4,000	0	10	1984	3	38,727	N	N	18210 157TH AVE NE
002	112605	9231	12/2004	\$1,070,000	4,290	0	10	2005	3	39,630	N	N	18133 154TH AVE NE
002	956220	0150	02/2005	\$957,500	4,710	650	10	1990	3	81,537	N	N	15212 NE 177TH DR
002	956220	0320	07/2005	\$799,950	2,250	2,400	11	1986	3	60,250	N	N	15219 NE 177TH DR
002	324450	0090	05/2006	\$1,000,000	2,850	1,450	11	1997	3	28,012	Y	N	14825 NE 192ND ST
002	421525	0420	04/2005	\$675,000	3,240	0	11	1984	3	36,518	Y	N	18103 159TH AVE NE
002	022605	9180	03/2006	\$840,000	3,650	0	11	2001	3	23,659	N	N	18906 160TH CT SE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
002	112605	9230	03/2006	\$990,000	3,850	0	11	1994	3	35,540	N	N	18146 154TH AVE NE
002	022605	9183	09/2005	\$1,375,000	4,420	0	11	2005	3	33,379	N	N	19237 160TH AVE NE
002	112605	9023	01/2004	\$1,195,000	4,490	0	11	2000	3	209,088	N	N	15410 NE 173RD ST
002	421525	0080	06/2005	\$1,150,000	4,500	0	11	2005	3	39,391	N	N	18219 157TH AVE NE
002	022605	9184	11/2006	\$1,700,000	4,600	0	11	2006	3	33,420	N	N	19319 160TH AVE NE
002	803100	0070	06/2005	\$1,375,000	4,920	0	11	2003	3	33,365	N	N	18975 164TH AVE NE
002	022605	9185	05/2005	\$1,500,000	5,120	0	11	2005	3	35,288	N	N	19337 160TH AVE NE
002	022605	9186	11/2004	\$1,280,000	5,210	0	11	2004	3	37,424	N	N	19319 160TH AVE NE
002	803100	0040	06/2004	\$1,035,000	5,220	0	11	2003	3	24,128	N	N	18825 164TH AVE NE
002	324450	0062	08/2005	\$1,825,000	4,010	1,790	12	2001	3	47,045	Y	N	14816 NE 192ND ST
002	022605	9071	02/2004	\$1,220,000	4,240	2,000	12	2001	3	87,120	N	N	15640 NE 191ST ST
002	610400	0070	12/2005	\$2,475,000	4,750	0	12	2005	3	79,476	N	N	19025 163RD CT NE
002	610400	0050	08/2005	\$2,275,000	4,990	0	12	2005	3	35,434	N	N	19280 163RD CT NE
002	610400	0020	09/2005	\$2,650,000	5,110	1,460	12	2005	3	35,510	N	N	19410 163RD CT NE
002	610400	0030	09/2005	\$2,395,000	5,550	300	12	2005	3	35,510	N	N	19390 163RD CT NE
002	610400	0080	08/2005	\$2,750,000	7,590	0	13	2005	3	38,806	N	N	19175 163RD CT NE
003	795502	0080	10/2006	\$340,000	860	0	6	1969	3	6,175	N	N	17050 142ND PL NE
003	366300	0160	06/2005	\$324,950	1,460	0	6	1970	4	48,351	N	N	16724 NE 179TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
003	795502	0070	11/2005	\$343,000	820	820	7	1970	4	6,075	N	N	17053 142ND PL NE
003	122605	9064	07/2005	\$370,000	1,000	0	7	1959	3	26,250	N	N	16608 NE 172ND PL
003	012605	9091	07/2004	\$285,000	1,010	860	7	1963	4	35,064	N	N	17004 NE 195TH ST
003	122605	9077	08/2006	\$525,000	1,010	1,010	7	1976	4	178,160	N	N	17719 NE WOODINVILLE-DUVALL RD
003	404590	0144	10/2006	\$481,000	1,110	1,270	7	1972	3	82,764	Y	N	16623 NE 180TH PL
003	012605	9005	04/2004	\$385,000	1,160	1,040	7	1971	3	103,237	N	N	20006 170TH AVE NE
003	132605	9070	03/2005	\$364,950	1,180	0	7	1967	4	16,552	N	N	16714 NE 158TH ST
003	795503	0070	02/2005	\$259,950	1,250	0	7	1970	4	19,760	N	N	16823 174TH AVE NE
003	122605	9008	11/2004	\$336,000	1,300	0	7	1942	4	113,164	N	N	17830 171ST AVE NE
003	795502	0100	05/2006	\$340,000	1,300	0	7	1969	3	10,033	N	N	17058 142ND PL NE
003	930630	0030	10/2006	\$500,000	1,300	580	7	1968	4	41,850	N	N	14626 NE 166TH ST
003	012605	9227	12/2006	\$625,000	1,390	930	7	1979	4	87,120	N	N	17848 NE 198TH PL
003	112605	9052	03/2005	\$316,500	1,440	1,300	7	1946	3	30,970	N	N	15061 NE 173RD ST
003	366300	0070	04/2005	\$410,000	1,440	460	7	1969	4	46,609	N	N	17308 167TH AVE NE
003	012605	9184	08/2004	\$395,000	1,450	920	7	1970	3	25,357	N	N	18919 176TH AVE NE
003	122605	9082	04/2004	\$425,000	1,470	960	7	1942	4	47,916	N	N	16506 164TH AVE NE
003	122605	9187	01/2006	\$529,500	1,560	600	7	1961	3	105,415	N	N	17031 NE 179TH ST
003	132605	9002	06/2006	\$570,000	1,690	140	7	1984	4	57,499	N	N	16316 173RD AVE NE
003	012605	9220	04/2006	\$495,000	1,840	520	7	1978	3	58,442	N	N	17912 NE 196TH ST
003	340470	0110	06/2004	\$410,000	1,970	0	7	1972	3	63,162	N	N	14063 159TH AVE NE
003	112605	9135	03/2005	\$465,950	1,990	0	7	1975	4	43,560	N	N	17422 155TH PL NE
003	012605	9185	03/2005	\$345,000	2,180	0	7	1970	4	24,440	N	N	18819 176TH AVE NE
003	122605	9071	06/2004	\$368,000	2,190	0	7	1961	3	73,616	N	N	16455 NE 180TH PL
003	339535	0170	06/2006	\$451,100	1,140	240	8	1981	3	36,334	N	N	16735 NE 139TH PL
003	122605	9086	10/2005	\$370,000	1,260	0	8	1966	4	16,000	N	N	16808 164TH AVE NE
003	340170	0136	03/2004	\$440,900	1,300	910	8	1978	4	54,450	N	N	15202 164TH AVE NE
003	112605	9116	07/2006	\$460,000	1,370	340	8	1970	4	40,200	N	N	15846 NE 165TH ST
003	242605	9062	10/2004	\$425,000	1,390	1,050	8	1972	3	35,167	N	N	16635 NE 143RD ST
003	112605	9176	10/2005	\$565,000	1,410	720	8	1979	4	47,916	N	N	16017 NE 169TH PL
003	340170	0134	07/2004	\$465,000	1,410	690	8	1978	4	54,450	N	N	15214 164TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
003	404590	0140	08/2006	\$485,000	1,420	600	8	1965	3	27,900	N	N	18208 167TH AVE NE
003	232605	9046	11/2005	\$495,000	1,440	1,440	8	1973	3	71,874	Y	N	13656 WOODINVILLE-REDMOND RD NE
003	122605	9003	10/2004	\$423,000	1,490	920	8	1977	4	54,014	N	N	17545 174TH AVE NE
003	940830	0150	03/2004	\$349,950	1,510	470	8	1982	3	33,600	N	N	16414 171ST PL NE
003	739980	0010	11/2005	\$525,000	1,550	620	8	1985	4	31,500	N	N	16723 171ST PL NE
003	340170	0096	09/2006	\$849,900	1,590	920	8	1973	4	114,998	N	N	15102 155TH AVE NE
003	340470	0088	06/2005	\$675,000	1,590	1,430	8	1978	4	43,995	Y	N	15332 NE 140TH ST
003	122605	9101	10/2004	\$387,500	1,600	0	8	1983	4	45,613	N	N	17120 166TH PL NE
003	242605	9076	12/2005	\$619,950	1,600	1,100	8	1978	4	37,431	N	N	16707 NE 140TH CT
003	281725	0060	05/2004	\$370,000	1,670	1,000	8	1974	4	25,575	N	N	14722 NE 169TH ST
003	122605	9119	06/2004	\$335,000	1,680	0	8	1960	4	36,144	N	N	16550 164TH AVE NE
003	112605	9074	05/2006	\$749,900	1,730	920	8	1978	4	36,136	N	N	16206 NE 169TH PL
003	739980	0150	07/2004	\$369,000	1,730	0	8	1983	4	40,250	N	N	16726 171ST PL NE
003	122605	9020	10/2004	\$392,500	1,750	0	8	1987	4	55,756	N	N	17421 NE 166TH PL
003	281730	0040	02/2006	\$550,000	1,750	920	8	1973	3	31,200	N	N	16021 147TH PL NE
003	122605	9140	10/2005	\$618,000	1,780	1,330	8	1977	4	67,518	N	N	17521 174TH AVE NE
003	281726	0010	05/2004	\$425,000	1,780	1,200	8	1975	3	20,800	N	N	14710 NE 169TH ST
003	340770	0046	02/2004	\$427,500	1,820	590	8	1976	4	64,073	N	N	14828 NE 163RD ST
003	340170	0100	05/2006	\$580,000	1,860	0	8	1972	3	47,916	N	N	15025 159TH AVE NE
003	122605	9056	08/2004	\$425,000	1,880	0	8	1952	4	38,332	N	N	17033 NE 172ND PL
003	122605	9107	07/2005	\$555,000	1,920	0	8	1969	4	63,162	N	N	16847 NE 172ND PL
003	340170	0060	05/2005	\$600,000	1,990	0	8	1979	4	56,352	N	N	15510 NE 153RD ST
003	340770	0045	05/2004	\$406,000	1,990	1,020	8	1975	4	35,058	N	N	14914 NE 163RD ST
003	940830	0060	05/2005	\$495,000	2,060	0	8	1985	3	36,420	N	N	17127 NE 160TH CT
003	113610	0114	12/2004	\$460,000	2,080	0	8	1977	4	46,607	N	N	15622 154TH AVE NE
003	340170	0117	11/2005	\$725,000	2,130	320	8	1984	4	47,480	N	N	16029 NE 153RD ST
003	232605	9029	09/2004	\$509,000	2,140	1,000	8	1980	3	142,441	Y	N	15419 NE 140TH ST
003	112605	9177	09/2006	\$650,000	2,170	0	8	1979	4	47,916	N	N	16019 NE 169TH PL
003	112605	9083	06/2004	\$530,000	2,190	0	8	2001	3	38,796	N	N	17035 164TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
003	242605	9070	08/2006	\$789,950	2,230	0	8	1978	3	99,316	N	N	16707 NE 145TH ST
003	122605	9170	02/2006	\$649,950	2,240	0	8	1989	4	110,206	N	N	17610 NE 165TH ST
003	122605	9158	08/2004	\$472,000	2,250	400	8	1984	3	70,513	N	N	16806 NE 179TH ST
003	132605	9163	11/2004	\$419,950	2,280	0	8	1987	3	35,900	N	N	16853 NE 159TH PL
003	242605	9051	03/2004	\$410,000	2,290	0	8	1969	3	49,658	N	N	14117 168TH AVE NE
003	113610	0062	10/2006	\$595,000	2,310	0	8	1982	4	29,252	N	N	15610 NE 159TH ST
003	812342	0030	04/2006	\$551,000	2,310	0	8	1986	4	36,760	N	N	19320 170TH AVE NE
003	739980	0170	02/2006	\$502,000	2,340	0	8	1983	4	53,143	N	N	16819 171ST PL NE
003	142605	9100	03/2004	\$485,000	2,350	0	8	1985	3	36,025	N	N	16021 NE 160TH ST
003	340170	0120	07/2005	\$750,000	2,410	0	8	1987	3	35,194	N	N	16223 NE 153RD ST
003	232605	9106	03/2005	\$779,000	2,430	400	8	2004	3	109,771	N	N	15408 NE 136TH PL
003	339535	0060	06/2006	\$557,500	2,440	0	8	1981	3	36,202	N	N	16710 NE 139TH PL
003	930630	0120	03/2004	\$415,000	2,440	0	8	1970	4	76,230	N	N	16607 146TH AVE NE
003	132605	9154	11/2005	\$514,950	2,660	0	8	1981	3	54,885	N	N	16404 173RD AVE NE
003	112605	9165	02/2006	\$639,500	2,700	0	8	1977	4	48,787	N	N	16109 NE 169TH PL
003	773310	0120	08/2004	\$585,000	2,721	0	8	1998	3	30,363	N	N	20119 178TH AVE NE
003	142605	9109	11/2005	\$712,000	2,740	0	8	1983	3	45,302	N	N	15803 163RD AVE NE
003	012605	9126	12/2004	\$525,000	2,760	0	8	1979	4	49,658	N	N	17411 NE 195TH ST
003	122605	9164	08/2006	\$750,000	2,760	0	8	1993	3	41,206	N	N	16631 NE 172ND PL
003	773310	0010	10/2004	\$575,000	2,845	0	8	1998	3	31,330	N	N	17758 NE 204TH WAY
003	122605	9122	07/2004	\$560,000	2,870	1,430	8	1981	3	83,199	N	N	16807 172ND PL NE
003	113610	0023	11/2006	\$775,000	3,070	0	8	1979	4	42,053	N	N	15806 NE 160TH ST
003	930630	0160	04/2006	\$785,000	3,070	1,370	8	2005	3	36,450	N	N	14629 NE 166TH ST
003	955680	0030	08/2005	\$670,000	3,190	0	8	1977	4	48,787	N	N	16441 NE 170TH PL
003	122605	9045	03/2004	\$612,500	3,680	0	8	1999	3	92,782	N	N	17045 NE 179TH ST
003	340170	0280	04/2006	\$1,428,000	4,590	0	8	1975	5	175,546	N	N	14016 162ND AVE NE
003	132605	9119	11/2005	\$487,000	1,430	550	9	1978	3	52,272	N	N	15724 168TH AVE NE
003	132605	9112	11/2006	\$700,000	1,550	870	9	1978	3	58,370	N	N	15720 165TH PL NE
003	340170	0102	01/2005	\$995,000	1,620	1,300	9	1970	4	200,811	N	N	14907 159TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address
003	340170	0105	04/2006	\$652,000	1,730	1,730	9	1973	4	42,224	N	N	15925 NE 153RD ST
003	340620	0120	06/2004	\$428,000	1,730	1,730	9	1979	4	32,000	N	N	14944 NE 147TH CT
003	340620	0030	10/2004	\$415,000	1,750	850	9	1979	3	21,000	N	N	14919 NE 147TH CT
003	340620	0290	12/2005	\$580,000	1,860	920	9	1978	4	36,425	N	N	14715 149TH AVE NE
003	132605	9103	08/2006	\$873,000	1,910	1,500	9	1977	3	117,612	N	N	17014 NE 152ND ST
003	635400	0070	11/2004	\$398,500	1,940	0	9	1985	3	28,536	N	N	16721 NE 137TH ST
003	113610	0157	11/2004	\$459,950	1,960	0	9	1977	3	54,805	N	N	15337 NE 163RD ST
003	242605	9045	02/2004	\$780,000	2,020	800	9	1966	5	37,300	N	N	14432 168TH AVE NE
003	340620	0300	08/2006	\$649,950	2,070	500	9	1979	3	39,900	N	N	14707 149TH AVE NE
003	248160	0080	05/2004	\$489,000	2,120	900	9	1983	3	32,300	N	N	15050 NE 144TH ST
003	242605	9119	03/2005	\$585,000	2,170	0	9	1987	4	45,161	N	N	14315 168TH AVE NE
003	132605	9008	10/2005	\$686,250	2,290	700	9	1985	4	107,157	N	N	16848 NE 155TH PL
003	281730	0050	08/2005	\$654,000	2,310	880	9	1976	4	37,000	N	N	16033 147TH PL NE
003	112605	9028	10/2005	\$565,000	2,340	0	9	1979	3	38,556	N	N	16540 159TH PL NE
													14238 WOODINVILLE-REDMOND RD NE
003	340470	0057	04/2004	\$615,000	2,340	0	9	1987	3	99,752	Y	N	
003	113610	0084	09/2006	\$566,200	2,350	0	9	2000	3	15,240	N	N	15733 NE 165TH ST
003	113610	0091	01/2005	\$542,000	2,430	0	9	1986	4	40,144	N	N	16310 154TH AVE NE
003	112605	9164	04/2004	\$627,000	2,440	0	9	1988	4	63,162	N	N	16626 160TH PL NE
003	242605	9097	10/2006	\$796,000	2,480	0	9	1986	3	49,222	N	N	14153 171ST AVE NE
003	340170	0108	06/2004	\$742,500	2,710	0	9	1984	3	50,965	N	N	16025 NE 153RD ST
003	366300	0035	07/2004	\$631,000	2,750	0	9	1984	3	52,272	N	N	17626 167TH AVE NE
003	133190	0180	11/2004	\$540,000	2,800	0	9	1989	3	38,601	N	N	16921 NE 166TH ST
003	340620	0130	04/2004	\$525,000	2,920	1,200	9	1979	4	40,600	N	N	14934 NE 147TH CT
003	132605	9064	04/2006	\$787,000	2,960	0	9	1978	5	57,934	N	N	16424 164TH AVE NE
003	132605	9115	03/2004	\$737,500	2,960	0	9	1979	4	58,370	N	N	15719 165TH PL NE
003	132605	9184	05/2005	\$695,000	3,000	0	9	1990	3	34,352	N	N	15519 164TH PL NE
003	366300	0010	03/2005	\$705,000	3,120	0	9	1976	4	50,094	N	N	16709 NE 179TH ST
003	113610	0046	03/2006	\$675,000	3,180	0	9	1967	3	33,000	N	N	15525 158TH AVE NE
003	232605	9036	07/2004	\$690,000	3,220	1,600	9	1978	4	90,169	N	N	15913 NE 139TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address	
003	142605	9105	11/2005	\$795,000	3,240	0	9	1996	4	37,026	N	N	16030 161ST AVE NE	
003	340620	0240	08/2005	\$646,000	3,240	0	9	1979	3	38,121	N	N	14750 149TH AVE NE	
003	012605	9189	04/2004	\$733,000	3,250	0	9	2003	3	130,273	N	N	17933 NE 201ST DR	
003	113610	0147	10/2005	\$850,000	3,270	700	9	1987	4	44,465	N	N	15227 NE 160TH ST	
003	317540	0160	12/2005	\$689,500	3,280	0	9	1999	3	42,852	N	N	17116 NE 183RD PL	
003	940830	0270	07/2006	\$706,000	3,340	0	9	1981	4	43,995	N	N	16319 170TH AVE NE	
003	012605	9292	02/2006	\$769,000	3,350	0	9	1996	3	43,317	N	N	17829 NE 205TH ST	
003	142605	9076	01/2004	\$575,000	3,500	0	9	1972	4	45,738	N	N	16101 161ST AVE NE	
003	248161	0120	07/2006	\$795,000	3,590	560	9	1983	3	38,872	N	N	14474 156TH AVE NE	
003	317540	0170	06/2004	\$700,000	3,740	0	9	1998	3	44,210	N	N	17110 NE 183RD PL	
003	012605	9257	02/2005	\$729,000	3,760	0	9	2002	3	68,171	N	N	19109 173RD AVE NE	
003	142605	9091	06/2004	\$915,000	3,780	0	9	1978	4	164,657	N	N	14826 156TH PL NE	
003	317540	0120	01/2005	\$784,950	3,850	0	9	2000	3	42,968	N	N	17109 NE 183RD PL	
003	317540	0020	06/2004	\$621,500	3,860	0	9	2003	3	35,004	N	N	18233 171ST AVE NE	
003	122605	9167	04/2004	\$631,660	3,870	0	9	2003	3	35,200	N	N	18311 171ST AVE NE	
003	340170	0017	11/2004	\$837,500	3,870	0	9	2001	3	50,270	N	N	15350 162ND AVE NE	
003	112605	9029	01/2005	\$695,000	3,890	0	9	1988	4	45,738	N	N	16613 162ND AVE NE	
003	012605	9258	07/2006	\$925,000	3,940	0	9	2003	3	284,971	N	N	19120 173RD AVE NE	
003	122605	9166	11/2004	\$628,500	3,940	0	9	2003	3	35,100	N	N	18327 171ST AVE NE	
003	317540	0010	09/2004	\$632,500	3,940	0	9	2003	3	35,012	N	N	18239 171ST AVE NE	
003	317540	0110	01/2005	\$730,000	4,470	0	9	2001	3	28,932	N	N	18022 171ST AVE NE	
003	132605	9041	02/2005	\$625,000	1,920	1,130	10	1979	3	58,370	N	N	15524 165TH PL NE	
003	340170	0029	03/2006	\$1,350,000	0	2,410	1,800	10	1998	3	106,653	N	N	16040 NE 153RD ST
003	132605	9179	08/2004	\$581,500	2,760	1,070	10	1989	3	39,971	N	N	16404 167TH AVE NE	
003	068770	0010	10/2004	\$687,000	2,830	640	10	1988	3	51,836	N	N	14905 NE 167TH ST	
003	340770	0034	08/2006	\$815,000	2,850	0	10	1994	3	35,231	N	N	14924 NE 163RD ST	
003	340770	0027	06/2005	\$750,000	3,150	0	10	1980	3	42,536	Y	N	15509 152ND AVE NE	
003	340630	0020	10/2004	\$635,000	3,160	1,190	10	1981	3	59,106	Y	N	14851 NE 155TH PL	
003	340770	0005	03/2006	\$1,160,000	3,210	1,520	10	2000	4	94,658	Y	N	15135 152ND AVE NE	

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/REN	Cond	SqFtLot	View	Water-Front	Situs Address	
				0										
003	133190	0330	11/2005	\$766,250	3,220	0	10	1987	4	37,103	N	N	16635 168TH PL NE	
003	133190	0050	11/2005	\$768,000	3,240	0	10	1986	4	35,018	N	N	16817 167TH AVE NE	
003	113610	0033	06/2005	\$912,000	3,270	0	10	1997	3	50,604	N	N	15720 158TH AVE NE	
003	068770	0020	08/2006	\$849,000	3,290	0	10	1989	3	42,936	N	N	14917 NE 167TH ST	
003	248161	0030	04/2004	\$689,000	3,300	1,500	10	1983	3	47,480	N	N	15606 NE 144TH PL	
003	133190	0350	12/2005	\$752,000	3,320	0	10	1987	3	37,480	N	N	16700 NE 166TH ST	
003	205000	0070	06/2004	\$1,100,000	0	3,340	840	10	1996	4	36,098	N	N	14818 163RD CT NE
003	340470	0095	11/2006	\$1,100,000	0	3,420	1,550	10	1985	4	186,001	N	N	15628 NE 141ST PL
003	132605	9182	07/2004	\$985,000	3,440	2,160	10	1988	3	107,157	N	N	14630 178TH AVE NE	
003	248163	0120	07/2005	\$929,000	3,450	1,130	10	2001	3	53,831	N	N	15065 NE 144TH ST	
003	248162	0190	07/2004	\$599,000	3,470	0	10	1984	3	35,403	N	N	14255 157TH PL NE	
003	361200	0060	05/2004	\$905,000	3,670	0	10	1998	3	34,210	N	N	16737 NE 151ST PL	
003	068770	0100	05/2005	\$704,000	3,780	0	10	1989	3	37,384	N	N	16707 150TH CT NE	
003	132605	9111	02/2005	\$920,000	3,830	0	10	1979	4	58,370	N	N	15618 165TH PL NE	
003	248162	0090	12/2006	\$950,000	3,920	0	10	1984	4	35,903	N	N	15726 NE 143RD PL	
003	113610	0087	08/2005	\$837,000	4,020	0	10	1987	3	44,431	N	N	15430 NE 164TH ST	
003	113610	0034	11/2005	\$1,000,000	0	4,220	0	10	1999	3	48,833	N	N	15723 160TH AVE NE
003	248161	0020	04/2005	\$900,000	4,230	0	10	1980	4	46,676	N	N	15704 NE 144TH PL	
003	248163	0270	07/2005	\$1,237,000	0	4,500	0	10	1986	5	80,042	N	N	14334 155TH AVE NE
003	340170	0211	06/2006	\$1,395,000	0	4,740	0	10	2002	3	142,441	Y	N	14360 160TH PL NE
003	248162	0250	10/2006	\$975,000	3,620	0	11	1984	3	35,004	N	N	14236 157TH PL NE	
003	232605	9030	09/2006	\$1,748,000	0	3,710	290	11	2001	3	195,148	N	N	13825 162ND AVE NE
003	340770	0012	09/2004	\$980,000	3,740	0	11	2000	3	41,458	Y	N	15203 152ND AVE NE	
003	205000	0120	01/2006	\$1,025,00	3,850	0	11	1996	3	35,000	Y	N	16423 NE 148TH PL	

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
				0									
003	132605	9087	09/2006	\$1,197,250	4,170	0	11	1991	3	108,900	N	N	16315 165TH PL NE
003	142605	9120	01/2004	\$999,000	4,220	0	11	2003	3	46,174	N	N	16423 161ST LN NE
003	232605	9091	08/2005	\$1,250,000	4,310	0	11	1989	4	35,002	N	N	13625 160TH AVE NE
003	242605	9120	09/2006	\$1,600,000	4,560	0	11	2006	3	35,089	N	N	16908 NE 141ST PL
003	248163	0215	02/2006	\$1,130,000	5,250	0	11	1987	4	36,345	N	N	14357 155TH AVE NE
003	113610	0004	06/2006	\$1,693,000	3,490	1,310	12	2005	3	23,855	N	N	15829 NE 164TH ST
003	113610	0010	03/2005	\$1,295,000	4,320	0	12	2005	3	24,385	N	N	15821 NE 164TH ST
003	112605	9226	08/2004	\$1,250,000	4,400	0	12	1997	3	90,169	N	N	15226 NE 167TH PL
003	340170	0087	01/2006	\$1,325,000	4,770	0	12	1990	3	66,744	N	N	15406 NE 152ND PL
003	113610	0008	09/2005	\$1,835,000	4,780	0	12	2002	3	26,378	N	N	15843 NE 164TH ST
003	112605	9224	07/2005	\$1,400,000	4,830	0	12	1996	3	44,866	N	N	15208 NE 167TH PL
003	113610	0011	06/2005	\$1,540,000	4,890	0	12	2005	3	35,017	N	N	15825 NE 164TH ST
003	340550	0140	03/2005	\$1,425,000	5,080	0	12	2001	3	38,323	N	N	17110 163RD AVE NE
003	340170	0090	12/2005	\$1,375,000	5,160	0	12	1989	4	87,121	N	N	15409 NE 153RD ST
003	113610	0013	04/2006	\$1,830,000	5,220	0	12	2005	3	35,082	N	N	15839 NE 164TH ST
003	132605	9044	09/2004	\$1,995,000	5,560	1,930	12	2004	3	206,910	N	N	15313 168TH AVE NE
003	340170	0089	12/2006	\$1,650,000	6,190	0	13	1990	3	54,334	N	N	15430 NE 152ND PL

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
				0									
011	242610	0120	10/2004	\$410,000	1,300	960	8	1978	4	35,640	N	N	18429 186TH PL NE
011	721473	0020	02/2004	\$407,000	1,350	1,040	8	1978	5	50,094	N	N	17537 194TH AVE NE
011	721471	0130	08/2006	\$545,950	1,440	1,070	8	1977	5	42,517	N	N	18607 198TH AVE NE
011	177421	0200	06/2005	\$449,000	1,530	1,000	8	1976	4	45,302	N	N	18220 NE 194TH ST
011	177420	0100	06/2004	\$347,000	1,540	730	8	1975	4	33,682	N	N	18211 NE 189TH ST
011	721471	0660	09/2006	\$524,000	1,560	740	8	1978	4	36,375	N	N	19912 NE 194TH ST
011	721470	0200	11/2005	\$471,500	1,600	680	8	1977	4	36,260	Y	N	19928 NE 181ST ST
011	721470	0480	12/2006	\$520,000	1,600	780	8	1977	3	36,975	N	N	18221 199TH PL NE
011	721471	0750	09/2004	\$350,000	1,600	720	8	1977	4	39,305	N	N	19507 194TH AVE NE
011	721471	0220	08/2004	\$380,000	1,610	1,180	8	1976	3	35,163	N	N	19738 NE 189TH ST
011	721470	0680	03/2004	\$337,500	1,630	540	8	1976	4	30,315	N	N	18127 195TH PL NE
011	721471	1070	11/2004	\$399,950	1,680	550	8	1977	4	34,432	N	N	19310 196TH AVE NE
011	721470	0890	02/2004	\$355,000	1,700	630	8	1978	3	32,881	N	N	17821 194TH AVE NE
011	721471	1100	09/2004	\$365,000	1,700	920	8	1977	4	46,380	N	N	19328 196TH AVE NE
011	721471	0120	11/2005	\$494,000	1,730	990	8	1977	4	48,039	N	N	18711 198TH AVE NE
011	721471	1180	10/2004	\$389,000	1,820	1,290	8	1978	4	32,625	N	N	18923 197TH AVE NE
011	721470	0140	06/2005	\$465,000	1,880	720	8	1977	4	41,860	N	N	19539 NE 181ST ST
011	177421	0290	03/2005	\$435,000	1,900	1,020	8	1977	4	33,581	N	N	18228 NE 191ST ST
011	177421	0230	06/2006	\$613,888	1,920	1,090	8	1977	4	46,173	N	N	18202 NE 194TH ST
011	177421	0130	07/2004	\$330,500	1,930	280	8	1976	3	35,063	N	N	19316 183RD AVE NE
011	177422	0180	11/2004	\$395,000	1,930	1,090	8	1978	3	41,000	N	N	19807 183RD PL NE
011	177421	0100	09/2006	\$539,950	1,960	280	8	1976	3	34,128	N	N	18304 NE 191ST CT
011	721470	0710	11/2005	\$415,000	2,000	0	8	1976	4	29,410	N	N	19406 NE 181ST ST
011	721472	0065	06/2006	\$528,500	2,090	0	8	1983	3	156,816	Y	N	20002 194TH AVE NE
011	721470	0830	09/2004	\$437,000	2,130	1,700	8	1976	3	35,000	N	N	18125 194TH AVE NE
011	163070	0365	04/2006	\$497,419	2,170	0	8	1978	3	54,014	N	N	18324 189TH AVE NE
011	721473	0010	03/2006	\$495,000	2,190	1,180	8	1978	3	30,625	N	N	17609 194TH AVE NE
011	721470	0720	11/2006	\$542,000	2,250	0	8	1976	4	54,014	N	N	18210 194TH AVE NE
011	721471	0780	08/2004	\$395,000	2,280	560	8	1977	4	48,351	N	N	19319 194TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
011	177421	0160	06/2006	\$550,000	2,310	0	8	1976	5	35,717	N	N	18244 NE 194TH ST
011	177421	0450	10/2005	\$549,900	2,330	540	8	1976	4	35,074	N	N	19123 181ST AVE NE
011	177421	0390	06/2004	\$432,000	2,340	0	8	1976	4	35,264	N	N	19418 181ST AVE NE
011	721471	0940	05/2006	\$575,000	2,370	0	8	1977	4	57,101	N	N	18513 194TH AVE NE
011	721471	0240	09/2006	\$765,000	2,450	660	8	1978	4	46,087	N	N	18916 197TH AVE NE
011	177421	0280	04/2004	\$392,000	2,500	0	8	1977	3	32,505	N	N	19119 183RD AVE NE
011	177423	0050	06/2005	\$447,000	2,530	0	8	1978	3	54,885	N	N	18509 186TH PL NE
011	769547	0580	06/2004	\$494,000	2,550	0	8	1988	4	35,307	N	N	18507 189TH AVE NE
011	177420	0440	07/2005	\$485,950	2,570	0	8	1976	4	34,729	N	N	18145 NE 185TH PL
011	721470	0820	04/2005	\$484,950	2,620	0	8	1976	4	43,400	N	N	18203 194TH AVE NE
011	177423	0210	08/2006	\$550,000	2,650	0	8	1979	4	37,662	N	N	18814 185TH AVE NE
011	177423	0100	09/2004	\$422,500	2,700	0	8	1979	3	53,143	N	N	18636 186TH AVE NE
011	721470	0560	03/2004	\$435,000	2,730	0	8	1976	4	52,272	N	N	18146 197TH PL NE
011	177422	0010	09/2006	\$569,950	2,790	0	8	1978	3	48,787	N	N	18111 NE 196TH ST
011	721472	0300	06/2006	\$635,000	2,800	0	8	1987	4	38,491	N	N	19008 NE 198TH ST
011	177423	0120	08/2005	\$539,950	2,880	0	8	1979	4	42,435	N	N	18629 NE 189TH ST
011	177422	0290	06/2005	\$491,000	2,890	1,190	8	1978	4	31,883	N	N	18134 NE 197TH PL
011	721470	0800	05/2006	\$550,000	3,550	0	8	1977	4	36,340	N	N	18303 194TH AVE NE
011	177423	0090	02/2004	\$475,000	3,650	0	8	1978	4	48,351	N	N	18534 186TH PL NE
011	769546	0040	02/2006	\$549,950	1,660	570	9	1987	3	47,226	N	N	19524 189TH PL NE
011	721471	0040	06/2005	\$549,950	1,720	930	9	1977	4	38,676	N	N	19415 NE 188TH ST
011	769547	0110	04/2005	\$489,950	1,720	350	9	1985	3	35,368	N	N	18906 NE 186TH PL
011	721472	0116	10/2004	\$525,000	1,900	820	9	1984	3	44,431	N	N	18803 NE 202ND ST
011	721471	0850	05/2006	\$744,781	2,010	1,530	9	1979	4	106,974	N	N	19322 NE 190TH ST
011	935930	0210	05/2005	\$615,000	2,040	770	9	1988	3	49,552	N	N	20124 186TH PL NE
011	769547	0090	10/2005	\$559,950	2,260	600	9	1986	4	36,857	N	N	18922 NE 186TH PL
011	353020	0050	07/2006	\$621,000	2,360	0	9	1986	3	36,444	N	N	19238 184TH PL NE
011	721478	0020	10/2004	\$430,000	2,360	0	9	1989	3	43,017	N	N	19508 NE 202ND PL
011	935930	0340	08/2006	\$700,000	2,380	0	9	1989	4	55,263	N	N	20108 183RD PL NE
011	935930	0550	09/2004	\$495,000	2,380	830	9	1988	3	47,118	N	N	18106 NE 201ST DR

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
011	935930	0160	03/2005	\$519,000	2,390	0	9	1990	3	30,800	N	N	18601 NE 201ST DR
011	353021	0240	10/2006	\$675,000	2,480	0	9	1987	3	47,249	N	N	19902 184TH PL NE
011	769547	0340	06/2005	\$544,000	2,500	0	9	1986	3	42,292	N	N	18422 NE 192ND ST
011	721472	0510	05/2006	\$589,950	2,510	0	9	1987	3	47,044	N	N	19819 190TH AVE NE
011	721479	0050	06/2004	\$446,000	2,520	0	9	1989	3	54,381	N	N	19443 NE 203RD PL
011	935930	0520	09/2005	\$549,500	2,520	0	9	1988	3	37,633	N	N	18136 NE 201ST DR
011	353020	0130	03/2006	\$660,000	2,530	0	9	1987	3	41,426	N	N	18627 NE 194TH ST
011	935930	0310	06/2005	\$549,000	2,540	0	9	1989	3	32,065	N	N	18342 NE 201ST DR
011	721479	0160	04/2006	\$610,000	2,550	0	9	1988	3	44,961	N	N	19121 NE 203RD CT
011	721478	0090	12/2004	\$479,500	2,560	0	9	1987	3	37,121	N	N	19212 NE 202ND ST
011	769547	0010	04/2006	\$625,000	2,570	0	9	1987	4	36,782	N	N	18901 NE 186TH PL
011	721472	0340	10/2005	\$540,000	2,600	0	9	1987	3	37,693	N	N	19904 190TH AVE NE
011	353020	0290	12/2006	\$665,000	2,620	0	9	1986	4	36,761	N	N	18442 NE 194TH ST
011	721472	0630	11/2005	\$560,000	2,620	0	9	1987	3	35,391	N	N	19235 NE 198TH ST
011	935930	0030	10/2005	\$579,950	2,680	0	9	1988	3	43,610	N	N	18224 NE 200TH ST
011	721472	0350	07/2004	\$463,000	2,700	0	9	1988	3	41,227	N	N	19916 190TH AVE NE
011	935930	0140	07/2005	\$649,900	2,700	0	9	1990	3	39,737	N	N	18411 NE 201ST DR
011	769547	0080	06/2005	\$515,000	2,760	0	9	1986	4	34,213	N	N	18930 NE 186TH PL
011	935930	0350	07/2004	\$495,000	2,760	0	9	1989	3	36,630	N	N	20114 183RD PL NE
011	721472	0242	05/2004	\$538,000	2,770	0	9	1986	3	50,094	N	N	19332 NE 198TH ST
011	721472	0090	06/2006	\$645,000	2,790	0	9	1987	3	62,726	N	N	18820 NE 202ND ST
011	072606	9088	05/2004	\$519,000	2,820	0	9	1987	3	144,183	N	N	17520 194TH AVE NE
011	721471	0270	05/2005	\$490,000	2,850	0	9	1978	3	39,063	N	N	19733 NE 191ST ST
011	721472	0260	06/2005	\$529,950	2,850	0	9	1986	3	36,893	N	N	19304 NE 198TH ST
011	721472	0390	11/2004	\$469,950	2,850	0	9	1988	3	40,455	N	N	20014 190TH AVE NE
011	935930	0390	09/2004	\$499,950	2,850	0	9	1990	3	37,488	N	N	18323 NE 204TH CT
011	353020	0070	01/2004	\$525,000	2,860	0	9	1987	4	32,277	N	N	19214 184TH PL NE
011	721472	0490	07/2004	\$525,000	2,870	0	9	1987	3	42,612	N	N	19905 190TH AVE NE
011	721472	0246	09/2004	\$525,000	2,880	0	9	1986	3	40,015	N	N	19345 NE 200TH ST
011	935930	0440	05/2006	\$660,000	2,970	1,660	9	1988	3	33,219	N	N	18209 NE 205TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Above Ground Living Area	Finish Bsmt	Grade	Year Built/ REN	Cond	SqFtLot	View	Water-Front	Situs Address
011	353021	0290	09/2006	\$705,000	3,000	0	9	1987	3	37,498	N	N	18346 NE 198TH ST
011	935930	0590	02/2004	\$530,000	3,160	0	9	1988	3	30,122	N	N	20133 181ST PL NE
011	935930	0200	10/2004	\$516,500	3,170	0	9	1988	3	43,467	N	N	20110 186TH PL NE
011	353021	0230	04/2006	\$664,000	3,240	0	9	1987	3	47,385	N	N	18440 NE 199TH ST
011	353021	0120	06/2004	\$537,500	3,370	0	9	1988	4	42,579	N	N	18438 NE 196TH PL
011	935930	0220	08/2006	\$735,500	3,420	0	9	1988	3	30,410	N	N	18639 NE 202ND ST
011	353021	0040	01/2005	\$620,000	3,530	0	9	1988	3	37,863	N	N	18447 NE 196TH PL
011	721472	0060	07/2006	\$690,000	3,580	0	9	1983	3	138,521	Y	N	19838 194TH AVE NE
011	193908	0030	08/2004	\$690,000	2,540	1,500	10	1996	3	35,000	N	N	20115 NE 186TH CT
011	052606	9062	11/2005	\$840,000	2,780	1,160	10	1998	3	50,962	N	N	19028 203RD PL NE
011	662610	0110	03/2004	\$500,000	2,920	0	10	1994	3	30,856	N	N	18815 201ST AVE NE
011	662610	0150	11/2006	\$742,500	3,060	0	10	1994	3	31,321	N	N	20021 NE 188TH PL
011	662610	0320	05/2004	\$550,000	3,070	690	10	1994	3	52,442	N	N	18926 203RD AVE NE
011	662610	0310	04/2005	\$590,000	3,090	0	10	1994	3	37,857	N	N	18918 203RD AVE NE
011	662610	0060	11/2004	\$527,500	3,120	0	10	1993	3	31,933	N	N	20026 NE 190TH CT
011	662610	0300	05/2006	\$869,000	3,140	820	10	1998	3	41,275	N	N	18910 203RD AVE NE
011	662610	0230	02/2004	\$500,000	3,150	0	10	1994	3	31,412	N	N	18828 201ST AVE NE
011	769546	0070	08/2004	\$700,000	3,720	0	10	1986	3	41,956	N	N	19548 189TH PL NE
011	052606	9057	03/2006	\$1,090,000	4,740	0	11	1999	3	55,321	N	N	19031 201ST AVE NE

Improved Sales Removed From This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	073750	0010	12/2005	\$265,000	NO MARKET EXPOSURE
001	163070	0405	07/2006	\$978,250	RELOCATION - SALE TO SERVICE
001	177000	0380	05/2006	\$350,000	QUIT CLAIM DEED
001	177001	0110	01/2006	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177100	0210	06/2006	\$174,033	QUIT CLAIM DEED
001	177100	0560	03/2006	\$100,098	QUIT CLAIM DEED
001	177100	0620	03/2006	\$289,950	NO MARKET EXPOSURE
001	177100	0690	02/2006	\$302,000	NO MARKET EXPOSURE
001	177100	0910	08/2005	\$267,800	NO MARKET EXPOSURE
001	177100	0950	06/2005	\$300,000	NO MARKET EXPOSURE
001	177110	0080	05/2006	\$244,000	QUIT CLAIM DEED
001	177110	0090	10/2006	\$275,400	NO MARKET EXPOSURE
001	177110	0200	10/2005	\$158,392	QUIT CLAIM DEED
001	177110	0470	11/2005	\$266,750	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177111	0520	04/2006	\$239,475	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177400	0150	06/2005	\$47,500	QUIT CLAIM DEED
001	177400	0160	08/2004	\$285,000	NO MARKET EXPOSURE
001	177400	0810	06/2004	\$287,500	NO MARKET EXPOSURE
001	177400	1000	09/2005	\$280,000	NO MARKET EXPOSURE
001	177450	0010	11/2004	\$650,000	NO MARKET EXPOSURE
001	177580	0220	09/2005	\$235,000	NO MARKET EXPOSURE
001	177580	0530	08/2006	\$393,200	NO MARKET EXPOSURE
001	177580	1060	12/2006	\$337,000	NO MARKET EXPOSURE
001	177580	1220	04/2004	\$65,240	QUIT CLAIM DEED
001	177580	1320	07/2005	\$105,686	QUIT CLAIM DEED
001	177590	0250	07/2006	\$149,200	QUIT CLAIM DEED
001	177591	0100	03/2004	\$235,000	NO MARKET EXPOSURE
001	177591	0310	08/2004	\$265,000	NO MARKET EXPOSURE
001	177591	0530	07/2005	\$306,000	NO MARKET EXPOSURE
001	177592	0020	08/2006	\$360,000	NO MARKET EXPOSURE
001	177592	0210	09/2005	\$270,000	NO MARKET EXPOSURE
001	952240	0160	06/2004	\$315,000	FULL SALES PRICE NOT REPORTED
001	952240	0180	04/2004	\$295,000	NO MARKET EXPOSURE
001	952240	0320	08/2006	\$373,000	NO MARKET EXPOSURE
001	952241	0010	11/2004	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	952241	0140	08/2005	\$102,143	QUIT CLAIM DEED
001	163070	0060	03/2006	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177110	0100	08/2005	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177110	0440	01/2005	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177111	0180	05/2004	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177111	0220	08/2004	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177111	0620	06/2004	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	177580	1070	01/2005	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177590	0230	12/2005	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	952240	0340	02/2004	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177111	0600	03/2005	\$260,000	NO MARKET EXPOSURE
001	163070	0010	08/2005	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012605	9068	12/2006	\$850,000	NO MARKET EXPOSURE
002	012605	9074	10/2005	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012605	9078	05/2006	\$500,000	NO MARKET EXPOSURE
002	012605	9173	06/2005	\$312,000	NO MARKET EXPOSURE
002	012605	9264	08/2005	\$247,000	NO MARKET EXPOSURE
002	022605	9010	06/2004	\$326,653	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9045	10/2005	\$80,794	QUIT CLAIM DEED
002	022605	9087	04/2005	\$331,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9090	08/2006	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9109	03/2004	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9111	11/2004	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	022605	9118	09/2004	\$175,000	NON-REPRESENTATIVE SALE
002	022605	9119	08/2004	\$314,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9144	07/2005	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	022605	9154	06/2006	\$629,000	RELOCATION - SALE TO SERVICE
002	102605	9160	09/2004	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9076	08/2004	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9089	10/2006	\$700,000	NO MARKET EXPOSURE
002	112605	9156	03/2006	\$675,000	BUILDER OR DEVELOPER SALES
002	324450	0055	09/2005	\$450,000	NO MARKET EXPOSURE
002	324450	0065	10/2006	\$950,000	NON-REPRESENTATIVE SALE
002	324450	0135	03/2006	\$700,000	BUILDER OR DEVELOPER SALES
002	324450	0171	09/2005	\$430,000	NON-REPRESENTATIVE SALE
002	404590	0085	07/2005	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	404590	0104	07/2004	\$580,000	FORCED SALE
002	421525	0350	11/2004	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	721482	0510	11/2004	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	807870	0010	06/2006	\$930,000	BUILDER OR DEVELOPER SALES
002	807870	0020	06/2006	\$714,000	BUILDER OR DEVELOPER SALES
002	807870	0030	02/2006	\$725,000	BUILDER OR DEVELOPER SALES
002	807870	0040	02/2006	\$545,000	BUILDER OR DEVELOPER SALES
002	807870	0050	10/2005	\$525,000	BUILDER OR DEVELOPER SALES
002	923850	0340	05/2006	\$525,000	RELOCATION - SALE TO SERVICE
002	951720	0030	04/2004	\$283,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	956080	0170	03/2004	\$345,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	956080	0270	05/2004	\$329,075	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9236	05/2005	\$606,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	079280	0080	08/2004	\$949,950	RELOCATION - SALE TO SERVICE
002	289640	0080	11/2004	\$234,060	RELATED PARTY, FRIEND, OR NEIGHBOR
002	289640	0190	02/2004	\$182,500	AFFORDABLE HOUSING SALES
002	289640	0240	11/2004	\$192,080	AFFORDABLE HOUSING SALES

Improved Sales Removed From This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	289640	0420	11/2006	\$191,469	AFFORDABLE HOUSING SALES
002	289640	0500	04/2005	\$115,982	QUIT CLAIM DEED
002	289640	0610	11/2004	\$129,570	AFFORDABLE HOUSING SALES
002	289640	0640	11/2006	\$145,194	AFFORDABLE HOUSING SALES
002	289640	0700	09/2005	\$121,349	AFFORDABLE HOUSING SALES
002	856470	0200	10/2006	\$161,729	QUIT CLAIM DEED
002	856470	0230	10/2005	\$510,000	RELOCATION - SALE TO SERVICE
002	012605	9083	10/2005	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012605	9107	06/2004	\$427,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9083	09/2004	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	923843	0630	10/2006	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	289640	0470	01/2004	\$259,950	NON-REPRESENTATIVE SALE
002	289640	0520	12/2004	\$293,950	NON-REPRESENTATIVE SALE
002	856470	0130	07/2004	\$412,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9021	04/2005	\$200,000	NO MARKET EXPOSURE
003	012605	9065	11/2005	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	012605	9120	08/2005	\$100,844	QUIT CLAIM DEED
003	012605	9137	07/2006	\$389,000	NO MARKET EXPOSURE
003	012605	9195	07/2004	\$620,000	NO MARKET EXPOSURE
003	012605	9268	12/2005	\$543,000	NO MARKET EXPOSURE
003	012605	9280	09/2004	\$409,900	NO MARKET EXPOSURE
003	102605	9097	04/2006	\$1,000,000	NO MARKET EXPOSURE
003	112605	9065	06/2004	\$942,500	RELOCATION - SALE TO SERVICE
003	112605	9096	11/2004	\$147,834	QUIT CLAIM DEED
003	113610	0053	11/2004	\$459,500	NO MARKET EXPOSURE
003	122605	9030	11/2004	\$454,252	RELATED PARTY, FRIEND, OR NEIGHBOR
003	122605	9033	06/2006	\$519,000	NO MARKET EXPOSURE, MULTI-PARCEL SALE
003	122605	9057	04/2004	\$183,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122605	9072	05/2004	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	122605	9137	04/2005	\$485,000	NO MARKET EXPOSURE
003	122605	9144	07/2005	\$370,000	QUIT CLAIM DEED, STATEMENT TO DOR
003	122605	9168	05/2005	\$250,686	NO MARKET EXPOSURE
003	122605	9176	11/2004	\$150,000	QUIT CLAIM DEED
003	205000	0080	06/2004	\$840,000	NO MARKET EXPOSURE
003	232605	9013	06/2006	\$985,000	NO MARKET EXPOSURE
003	242605	9035	08/2005	\$606,500	NO MARKET EXPOSURE
003	248162	0140	06/2005	\$700,000	NO MARKET EXPOSURE
003	248162	0210	09/2005	\$760,000	NO MARKET EXPOSURE
003	281725	0010	12/2004	\$129,703	QUIT CLAIM DEED
003	281726	0030	09/2004	\$270,000	NO MARKET EXPOSURE
003	340170	0086	07/2005	\$989,310	BUILDER OR DEVELOPER SALES
003	340170	0139	06/2006	\$171,989	QUIT CLAIM DEED, MULTI-PARCEL SALE
003	340470	0120	07/2006	\$541,150	NO MARKET EXPOSURE
003	340470	0125	05/2005	\$420,000	NO MARKET EXPOSURE
003	739980	0160	09/2005	\$400,000	RELOCATION - SALE TO SERVICE
003	795502	0030	03/2004	\$222,791	QUIT CLAIM DEED

Improved Sales Removed From This Physical Inspection Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	012605	9092	08/2004	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9099	10/2004	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9174	08/2004	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9016	08/2004	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9018	04/2004	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132605	9065	05/2005	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133190	0400	02/2005	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	142605	9031	08/2005	\$609,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	205000	0020	06/2004	\$606,462	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232605	9019	02/2005	\$286,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242605	9109	09/2005	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	253630	0020	11/2005	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	281725	0020	03/2004	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	339535	0090	09/2004	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	339535	0150	03/2004	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340170	0088	04/2004	\$970,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340470	0086	01/2005	\$393,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340620	0080	02/2006	\$538,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	940830	0260	06/2004	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9118	06/2004	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340170	0265	03/2005	\$758,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340170	0103	07/2004	\$1,075,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	340470	0087	01/2004	\$329,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	112605	9232	11/2005	\$800,000	BUILDER OR DEVELOPER SALES
011	177420	0260	01/2004	\$350,000	NO MARKET EXPOSURE
011	177420	0330	07/2004	\$382,500	NO MARKET EXPOSURE
011	177420	0380	08/2004	\$382,500	RELOCATION - SALE TO SERVICE
011	177421	0330	01/2006	\$478,950	NO MARKET EXPOSURE
011	177422	0130	08/2006	\$635,000	NO MARKET EXPOSURE
011	177422	0270	09/2004	\$400,000	NO MARKET EXPOSURE
011	177422	0360	05/2006	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	721470	0180	07/2004	\$357,000	RELOCATION - SALE TO SERVICE
011	721470	0780	03/2005	\$347,000	NO MARKET EXPOSURE
011	721471	0050	07/2005	\$350,000	NO MARKET EXPOSURE
011	721472	0580	08/2004	\$475,000	RELOCATION - SALE TO SERVICE
011	769546	0020	06/2006	\$700,000	NO MARKET EXPOSURE
011	769547	0510	01/2005	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	177420	0130	01/2004	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	177420	0290	01/2005	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	177420	0340	09/2005	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	177420	0430	02/2005	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	177423	0040	05/2004	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	353020	0020	01/2004	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721470	0070	04/2004	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721470	0490	12/2004	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721470	0500	08/2004	\$343,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed From This Physical Inspection Analysis
Area 36***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	721472	0040	05/2005	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721472	0240	06/2005	\$579,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	052606	9064	03/2005	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +12.5%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 36 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .984

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	10	0.789	0.944	19.6%	0.827	1.060
7	212	0.860	0.991	15.2%	0.971	1.011
8	269	0.864	1.002	16.0%	0.982	1.022
9	134	0.880	0.971	10.4%	0.948	0.994
10	58	0.878	0.968	10.2%	0.930	1.006
11	23	0.835	0.974	16.7%	0.922	1.026
12+	20	0.940	0.966	2.7%	0.917	1.015
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1951	8	0.868	0.988	13.8%	0.880	1.097
1951-1960	11	0.893	1.023	14.6%	0.935	1.112
1961-1970	114	0.851	0.991	16.5%	0.963	1.020
1971-1980	257	0.855	1.001	17.1%	0.980	1.021
1981-1990	192	0.867	0.983	13.4%	0.963	1.002
1991-2000	60	0.910	0.955	5.0%	0.919	0.992
>2000	84	0.897	0.971	8.3%	0.943	0.998
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	462	0.891	0.980	10.0%	0.967	0.993
Good	250	0.843	0.992	17.7%	0.972	1.013
Very Good	14	0.693	0.981	41.5%	0.920	1.043
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	381	0.852	0.988	15.9%	0.972	1.004
1.5	34	0.828	0.941	13.6%	0.894	0.987
2	304	0.894	0.987	10.4%	0.971	1.003
2.5	5	0.771	0.901	16.9%	0.640	1.163
3	2	0.908	0.984	8.4%	0.283	1.685

Area 36 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .984

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1000	18	0.801	0.917	14.5%	0.851	0.982
1001-1500	220	0.858	0.989	15.3%	0.970	1.008
1501-2000	146	0.860	1.013	17.8%	0.985	1.041
2001-2500	116	0.849	0.975	14.8%	0.945	1.005
2501-3000	93	0.892	0.984	10.3%	0.954	1.015
3001-4000	90	0.900	0.984	9.3%	0.956	1.013
>4000	43	0.886	0.961	8.4%	0.927	0.994
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	693	0.872	0.984	12.9%	0.973	0.995
Y	33	0.882	0.984	11.5%	0.931	1.037
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	721	0.872	0.984	12.8%	0.973	0.995
Y	5	0.878	0.979	11.5%	0.866	1.092
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	213	0.868	0.995	14.6%	0.974	1.015
2	216	0.892	0.992	11.2%	0.973	1.010
3	189	0.861	0.966	12.2%	0.943	0.989
11	108	0.866	0.994	14.8%	0.964	1.023
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=5000	20	0.722	1.030	42.7%	0.979	1.080
05001-08000	33	0.938	1.038	10.6%	0.986	1.091
08001-12000	128	0.866	0.980	13.1%	0.953	1.006
12001-16000	52	0.880	0.997	13.2%	0.955	1.038
16001-20000	32	0.875	1.005	14.9%	0.958	1.052
20001-30000	53	0.908	1.000	10.2%	0.958	1.042
30001-43559	220	0.872	0.988	13.3%	0.967	1.009
1AC-3AC	174	0.871	0.965	10.7%	0.942	0.987
3.01AC-5AC	13	0.852	0.973	14.2%	0.860	1.086
5.01AC	1	0.649	0.956	47.3%	NA	NA

Area 36 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .984

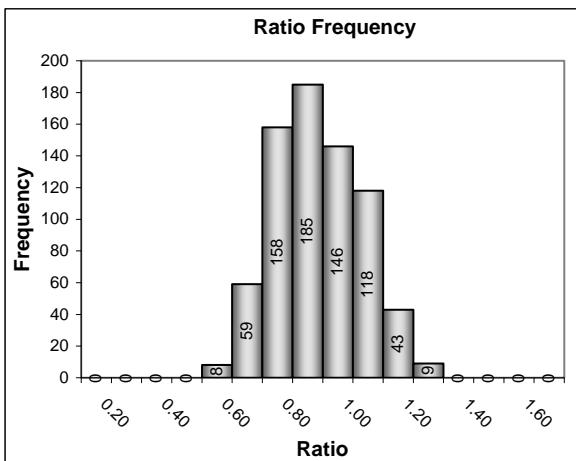
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Nolan Woods Plat 610400	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	721	0.869	0.983	13.2%	0.972	0.994
Y	5	0.994	1.005	1.1%	0.930	1.080

2006 Improved Parcel Ratio Analysis

District/Team: NE/Team-2	Lien Date: 01/01/2006	Date of Report: 6/19/2007	Sales Dates: 1/2004- 12/2006
Area Woodinville	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 726 Mean Assessed Value 475,400 Mean Sales Price 544,900 Standard Deviation AV 279,895 Standard Deviation SP 310,276			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.885 Median Ratio 0.871 Weighted Mean Ratio 0.872			
UNIFORMITY			
Lowest ratio 0.521 Highest ratio: 1.281 Coefficient of Dispersion 13.72% Standard Deviation 0.143 Coefficient of Variation 16.14% Price Related Differential (PRD) 1.015			
RELIABILITY			
95% Confidence: Median Lower limit 0.856 Upper limit 0.889 95% Confidence: Mean Lower limit 0.875 Upper limit 0.896			
SAMPLE SIZE EVALUATION			
N (population size) 4803 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.143 Recommended minimum: 33 Actual sample size: 726 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 384 # ratios above mean: 342 Z: 1.559 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			

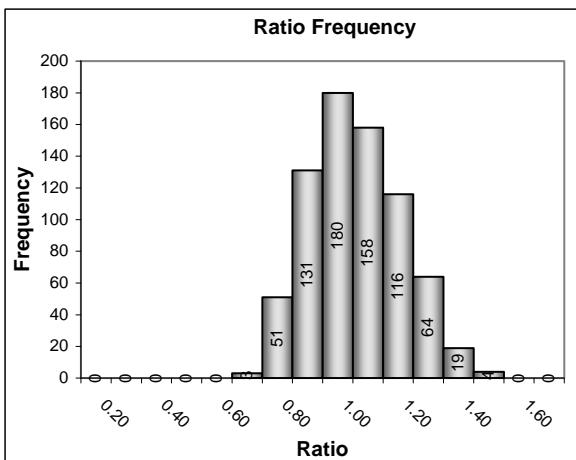


COMMENTS:

1 to 3 Unit Residences throughout area 36

2007 Improved Parcel Ratio Analysis

District/Team: NE/Team-2	Lien Date: 01/01/2007	Date of Report: 6/19/2007	Sales Dates: 1/2004 - 12/2006
Area Woodinville	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (<i>n</i>) 726 Mean Assessed Value 536,100 Mean Sales Price 544,900 Standard Deviation AV 287,171 Standard Deviation SP 310,276			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.010 Median Ratio 1.000 Weighted Mean Ratio 0.984			
UNIFORMITY			
Lowest ratio 0.633 Highest ratio: 1.483 Coefficient of Dispersion 12.29% Standard Deviation 0.151 Coefficient of Variation 14.95%			
Price Related Differential (PRD) 1.027			
RELIABILITY			
95% Confidence: Median Lower limit 0.986 Upper limit 1.013			
95% Confidence: Mean Lower limit 0.999 Upper limit 1.021			
SAMPLE SIZE EVALUATION			
<i>N</i> (population size) 4803 <i>B</i> (acceptable error - in decimal) 0.05 <i>S</i> (estimated from this sample) 0.151 Recommended minimum: 36 Actual sample size: 726 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 384 # ratios above mean: 342 Z: 1.559 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 36

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 32 parcels in Area 36 that are improved with a mobile home and only 2 sales used in the valuation. Sales used were from 1/1/2004 through 12/31/2006. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

Due to the lack of sales of mobile homes in this area and surrounding areas, the mobile homes were valued using Boeckh's Mobile Home Value Calculator. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determined if the value estimate was appropriate for the individual property characteristics.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of -16.08%. This decrease is due to a declining market for older mobile homes in this area and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be

ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

*'Highest and best use' is defined in *The Appraisal of Real Estate*, twelfth edition, page 305, as follows:*

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

*The definition of fee simple estate as taken from *The Third Edition of The Dictionary of Real Estate Appraisal*, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope Of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features

and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
 1. Greg Arnquist
 2. Randal Hoffmeyer
 3. Patrick Ragar
 4. Christopher Savage

Appraiser II

Senior Appraiser



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers
FROM: Scott Noble, Assessor

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr